

Post & Courier

CHARLESTON COUNTY COUNCIL PUBLIC HEARING Tuesday, October 12, 2021 at 6:30 PM

Charleston County Council will hold a public hearing on the matters listed below beginning at 6:30 p.m., Tuesday, October 12, 2021, in Council Chambers (second floor of the Lonnie Hamilton, III, Public Services Building, located at: 4045 Bridge View Drive, North Charleston, SC 29405). Packet information can be found online at: <https://www.charlestoncounty.org/departments/zoning-planning/>. The meeting will be livestreamed at: <https://www.charlestoncounty.org/departments/county-council/cctv.php>. Public comments may be made in person, or written public comments may be emailed to CCPC@charlestoncounty.org or mailed to the address listed above by noon on Tuesday, October 12, 2021. Contact the Zoning and Planning Department at (843)202-7200 or CCPC@charlestoncounty.org for additional information.

- **ZREZ-01-21-00122:** Request to rezone TMS 204-00-00-025 from Single-Family Residential 4 (R-4) to PD-178, *Sea Island Golf*, to allow for outdoor recreation, a café, and an educational exhibit.

This Public Notice is in accordance with Section 6-29-760 of the Code of Laws of South Carolina.

Kristen L. Salisbury
Clerk of Council

REZONING REQUEST

ZREZ-01-21-00122

- Case history
- Presentation
- Application
- Public Input

ZREZ-01-21-00122: Case History

Planning Commission: March 8, 2021
Public Hearing: October 12, 2021
Planning and Public Works Committee: October 21, 2021
First Reading: October 26, 2021
Second Reading: November 9, 2021
Third Reading: December 7, 2021

CASE INFORMATION

Applicant: Johnathan Yates

Owner: Sea Island Gold, LLC

Location: 0 Betsy Kerrison Parkway (Johns Island Area)

Parcel Identification: 204-00-00-025

Application: Request to rezone from Single-Family Residential 4 (R-4) to PD-178, *Sea Island Golf*, to allow for outdoor recreation, a café, and an educational exhibit.

Council District: 9 (Honeycutt)

Property Size: 2.7 acres

Zoning History: TMS 204-00-00-025 was originally zoned Agricultural-General (AG). With the adoption of the Charleston County Comprehensive Plan, which included the Suburban/Rural Area Edge in 1999, the property was placed within the Suburban Residential Future Land Use category. This Future Land Use category was implemented by the Low-Density Residential (RSL) Zoning District, and the subject property was subsequently placed in the RSL Zoning District with the adoption of the Charleston County Zoning and Land Development Regulations Ordinance in 2001. The RSL Zoning District was renamed to the R-4 (Single-Family Residential 4) Zoning District in 2006. In 2019, there was a request to rezone the property from Single-Family Residential 4 (R-4) to Agricultural Preservation 8 (AG-8). The applicant requested a deferral at the November 4, 2019 Planning Commission meeting, which was recommended for approval by the Commission (7-0, with two absent). The rezoning request was later withdrawn by the applicant.

This case was first heard at the March 8, 2021 Planning Commission meeting where it was recommended for disapproval. County Council approved the applicant's requests for deferral from six Public Hearing dates, details provided below:

- On March 11, 2021, the applicant requested deferral from the April 13th and May 11th Public Hearings.
- On May 10, 2021, the applicant requested deferral from the June 8th Public Hearing.
- On June 14, 2021, the applicant requested deferral from the July 27th Public Hearing.
- On August 5, 2021, the applicant requested deferral from the August 24th and September 14th Public Hearings.

Adjacent Zoning: The subject property contains the Walnut Hill School House, which is not in use. Properties to the west, across Betsy Kerrison Parkway, are zoned Agricultural Residential (AGR) and contain single-family dwelling units. Properties to the south, east, and north are within the Town of Kiawah Island and contain the Kiawah Island Town Hall and a utility substation.

Proposed Planned Development (PD) Guidelines:

The PD proposes development of the subject parcel as a 36-hole miniature golf course with two bocce ball courts, a picnic area, an educational exhibit, and food services including non-alcoholic beverages and

snack bars. Proposed principal uses include:

- Recreational including the following:
 - Miniature golf course;
 - Bocce Ball Court;
 - Picnic Area; and
 - Equipment Storage for recreational activities.
- Café (non-drive thru) including:
 - Food service including non-alcoholic snack bar (sale of alcoholic beverages is prohibited);
 - Sandwich shop;
 - Coffee shop;
 - Donut/pastry shop; and
 - Ice cream shop.
- Educational Exhibit (School House):
 - The Walnut Hill School House shall be preserved and shall become an Educational Exhibit highlighting the history of the building and early low country education.

The Planned Development proposes to comply with the right-of-way buffer requirements for Betsy Kerrison Parkway, and the sidewalk, lighting, and architectural standards of the ZLDR. The Planned Development proposes signage in the form of a monument, internally lit sign to be a maximum of 50 square feet in size, 20 feet in height, or have a width or length ratio greater than the longest side to shortest side of five feet to one foot. If not developed pursuant to the Planned Development, development shall comply with the requirements of the R-4 zoning district.

Municipalities Notified/Response: The Town of Summerville, Town of Sullivan's Island, Town of Seabrook Island, Town of Ravenel, Town of Mt Pleasant, Town of Meggett, Town of McClellanville, Town of Lincolnville, Town of Kiawah Island, Town of James Island, Town of Hollywood, Town of Awendaw, City of North Charleston, City of Isle of Palms, City of Folly Beach, City of Charleston, and Colleton County were notified of the request and have not responded.

APPROVAL CRITERIA

According to Section 4.23.9.E.9 of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, applications for PD Development Plan approval may be approved only if the County Council determines that the following criteria are met:

A. The PD Development Plan complies with the standards contained in this Article;

Staff Response: *The proposed Planned Development complies with the requirements of Article 4.23, Planned Development Zoning District.*

B. The development is consistent with the intent of the *Comprehensive Plan* and other adopted policy documents; and

Staff Response: *The proposed Planned Development is not consistent with the Comprehensive Plan, which designates the Future Land Use (FLU) category for this property as Urban/Suburban Mixed Use. This FLU calls for "compatible mixed use development and a general land use pattern that includes a variety of housing types, retail, services, employment, civic and compatible industrial uses, as well as public and open spaces and linkages to public transit in a walkable environment." The proposed Planned Development is not a mixed-use development, nor does it fit into the existing land use patterns of the surrounding area.*

C. The County and other agencies will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed.

Staff Response: *The applicant has submitted letters of coordination stating that the necessary services and facilities are available for this development.*

Staff Recommendation

The Planned Development Zoning District application does not meet all of the approval criteria; therefore, staff recommends disapproval. If Planning Commission recommends approval of this request, staff recommends the following conditions:

- 1. State that drive thru facilities are not permitted; and**
- 2. Delete Section 4, Land Use, Sub-section 2, Accessory Uses (“All permitted uses under the R-4 District”).**

PLANNING COMMISSION MEETING: MARCH 8, 2021

Recommendation: Disapproval (8-0), with Commissioner Chavis being absent.

Speakers: The applicant, engineer, and ten other citizens spoke in support of the request. The Planner Director for the Town of Kiawah Island and nine other citizens spoke in opposition.

Public Input: In advance of the September 14, 2020 Planning Commission Conceptual Planned Development Workshop, 340 letters in opposition and 125 letters in support were received by the Planning Department. At that meeting, an additional petition was submitted with 50 signatures in support of the proposed development.

As part of the PD application submittal, the applicant provided 140 postcards in support of the application from residents of Johns Island.

After meeting notifications were sent, the applicant provided 423 letters in support of the application, with 251 of those from residents of Johns, Kiawah, or Seabrook Islands. The applicant also submitted a support petition with 853 total signatures, 235 from residents of Johns, Kiawah, or Seabrook Islands.

After meeting notifications were sent, the Planning Department has received 14 letters in support and 93 letters in opposition as of March 5, 2021. An opposition petition was received with 1670 signatures, 676 of those from residents of Johns, Kiawah, or Seabrook Islands.

The Town of Kiawah Island submitted a survey of property owners and residents with 93 signatures in support and 803 signatures in opposition.

At the March 8, 2021 Planning Commission meeting, an opposition petition with 82 signatures was submitted from property owners on Johns Island.

Notifications: 229 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Johns Island and Kiawah/Seabrook Islands Interested Parties Lists on February 19, 2021. Additionally, this request was noticed in the *Post & Courier* on February 19, 2021.

PUBLIC HEARING: April 13, 2021

On March 11, 2021, the applicant requested a deferral from the April 13th and May 11th Public Hearings to the June 8th Public Hearing.

PUBLIC HEARING: June 8, 2021

On May 10, 2021, the applicant requested a deferral from the June 8th public hearing to the July 27th Public Hearing.

PUBLIC HEARING: July 27, 2021

On June 15, 2021, the applicant requested a deferral from the July 27th Public Hearing to the August 31st Public Hearing.

PUBLIC HEARING: August 24, 2021

On August 5, 2021 the applicant was informed that County Council rescheduled the August 31st Public Hearing to take place on August 24th. In response, the applicant requested deferral from the August 24th and September 14th Public Hearings to the October 12th Public Hearing.

PUBLIC HEARING: October 12, 2021

Public Input: An additional three letters in support and three letters in opposition have been received.

Notifications: 229 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Johns Island and Kiawah/Seabrook Islands Interested Parties Lists on September 24, 2021. Additionally, this request was noticed in the *Post & Courier* on September 24, 2021.



Charleston County Planned Development Request

Public Hearing: October 12, 2021

Planning and Public Works Committee: October 21, 2021

First Reading: October 26, 2021

Second Reading: November 9, 2021

Third Reading: December 7, 2021

ZREZ-01-21-00122

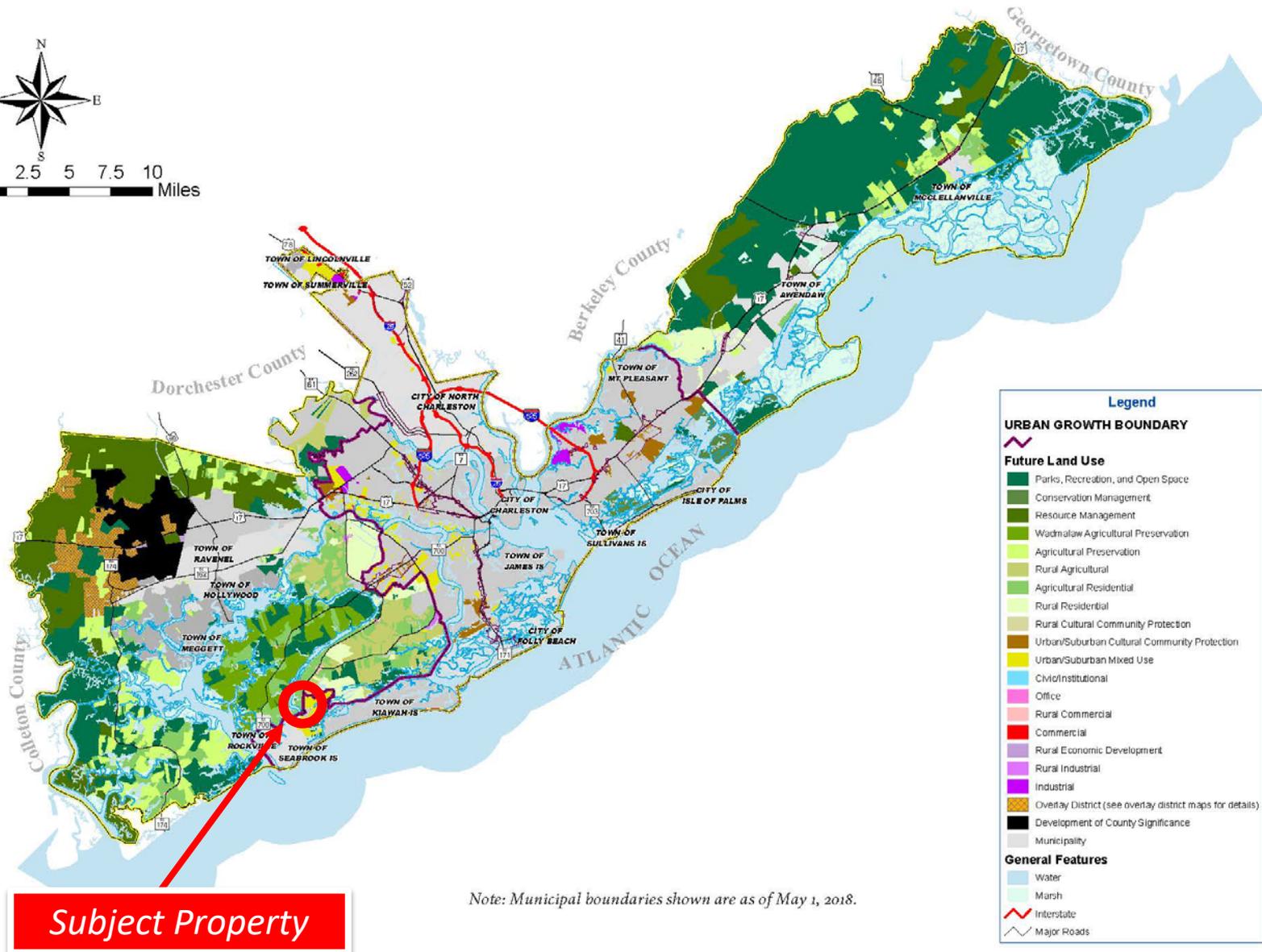
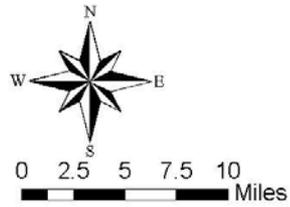
Request to rezone from Single-Family Residential 4 (R-4) to PD-178, Sea Island Golf, to allow for outdoor recreation, a café, and an educational exhibit.

- Parcel I.D.: 204-00-00-025
- Applicant: Johnathan Yates
- Owner: Sea Island Gold, LLC
- Property Size: 2.7 acres
- Council District: 9- Honeycutt

Zoning History

- TMS 204-00-00-025 was originally zoned Agricultural-General (AG). With the adoption of the Charleston County Comprehensive Plan, which included the Suburban/Rural Area Edge in 1999, the property was placed within the Suburban Residential Future Land Use category.
- This Future Land Use category was implemented by the Low-Density Residential (RSL) Zoning District, and the subject property was subsequently placed in the RSL Zoning District with the adoption of the Charleston County Zoning and Land Development Regulations Ordinance in 2001.
- The RSL Zoning District was renamed to the R-4 (Single-Family Residential 4) Zoning District in 2006. In 2019, there was a request to rezone the property from Single-Family Residential 4 (R-4) to Agricultural Preservation 8 (AG-8).
- The applicant requested a deferral at the November 4, 2019 Planning Commission meeting, which was recommended for approval by the Commission (7-0, with two absent). The rezoning request was later withdrawn by the applicant.

MAP 3.1.4: FUTURE LAND USE



Legend

URBAN GROWTH BOUNDARY
 Urban Growth Boundary

Future Land Use

- Parks, Recreation, and Open Space
- Conservation Management
- Resource Management
- Wadmalaw Agricultural Preservation
- Agricultural Preservation
- Rural Agricultural
- Agricultural Residential
- Rural Residential
- Rural Cultural Community Protection
- Urban/Suburban Cultural Community Protection
- Urban/Suburban Mixed Use
- Civic/Institutional
- Office
- Rural Commercial
- Commercial
- Rural Economic Development
- Rural Industrial
- Industrial
- Overlay District (see overlay district maps for details)
- Development of County Significance
- Municipality

General Features

- Water
- Marsh
- Interstate
- Major Roads

Note: Municipal boundaries shown are as of May 1, 2018.

Subject Property

Future Land Use

CASE# ZREZ-01-21-00122
TMS# 204-00-00-025
FUTURE LAND USE

BETSY KERRISON PKWY

SUBJECT PROPERTY

RESURRECTION RD

LEGEND

 Subject_Property

 River; Creeks

 Marsh; Marsh upland

 Urban Growth Boundary

 Parcel Boundaries

Municipal Boundaries

 TOWN OF KIAWAH ISLAND

Charleston County Future Land Use

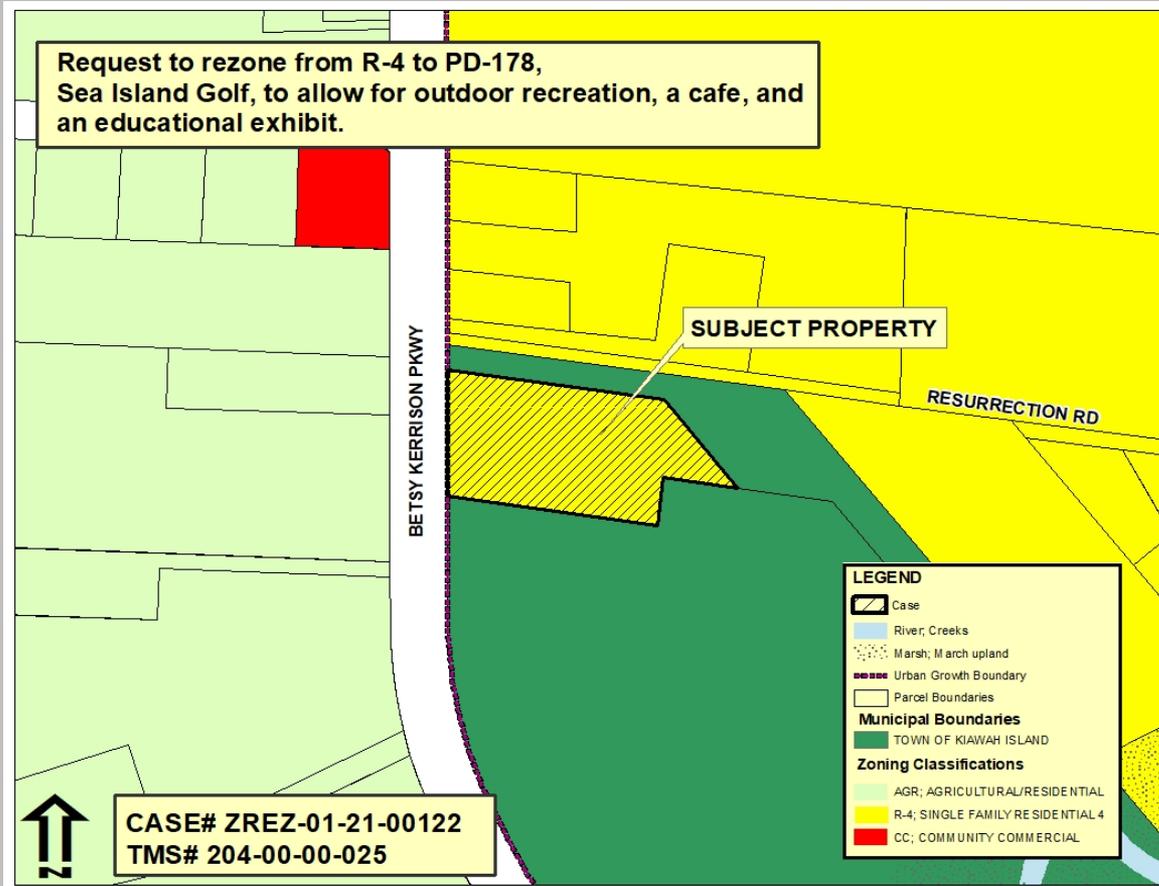
 Agricultural Residential

 Urban/Suburban Mixed Use

 Parks, Recreation, and Open Space



Current Zoning



The subject property contains the Walnut Hill School House, which is not in use. Properties to the west, across Betsy Kerrison Parkway, are zoned Agricultural Residential (AGR) and contain single-family dwelling units. Properties to the south, east, and north are within the Town of Kiawah Island and contain the Kiawah Island Town Hall and a utility substation.

Aerial View to the North



Aerial View to the South



Subject Property

Site Photos



Subject Property

Site Photos – Adjacent Property



TMS 204-00-00-022

Site Photos – Adjacent Property



TMS 204-00-00-013

Proposed Planned Development (PD) Guidelines

The PD proposes development of the subject parcel as a 36-hole miniature golf course with two bocce ball courts, a picnic area, an educational exhibit, and food services including non-alcoholic beverages and snack bars. Proposed principal uses include:

- Recreational including the following:
 - Miniature golf course;
 - Bocce Ball Court;
 - Picnic Area; and
 - Equipment Storage for recreational activities.
- Café (non-drive thru) including:
 - Food service including non-alcoholic snack bar (sale of alcoholic beverages is prohibited);
 - Sandwich shop;
 - Coffee shop;
 - Donut/pastry shop; and
 - Ice cream shop.
- Educational Exhibit (School House)
 - The Walnut Hill School House shall be preserved and shall become an Educational Exhibit highlighting the history of the building and early low country education.

Proposed Planned Development (PD) Guidelines

(cont'd)

- 75-foot right-of-way buffer along Betsy Kerrison Parkway.
- Compliance with the sidewalk, lighting, and architectural standards of the ZLDR.
- Signage in the form of a monument, internally lit sign to be a maximum of 50 square feet in size, 20 feet in height, or have a width or length ratio greater than the longest side to shortest side of five feet to one foot.
- If not developed pursuant to the Planned Development, development shall comply with the requirements of the R-4 zoning district.

Proposed Site Plan



Proposed Site Plan- Old

Posted to the County website March 5th correcting typos including calculations of recreational public activity area for bocce courts and golf



Approval Criteria

According to Section 4.23.9.E.9 of the Zoning and Land Development Regulations Ordinance (ZLDR), applications for PD Development Plan approval may be approved only if the County Council determines that the following criteria are met:

A. The PD Development Plan complies with the standards contained in this Article;

Staff Response: The proposed Planned Development complies with the requirements of Article 4.23, Planned Development Zoning District.

B. The development is consistent with the intent of the *Comprehensive Plan* and other adopted policy documents; and

*Staff Response: The proposed Planned Development is not consistent with the *Comprehensive Plan*, which designates the Future Land Use (FLU) category for this property as Urban/Suburban Mixed Use. This FLU calls for “compatible mixed use development and a general land use pattern that includes a variety of housing types, retail, services, employment, civic and compatible industrial uses, as well as public and open spaces and linkages to public transit in a walkable environment.” The proposed Planned Development is not a mixed-use development, nor does it fit into the existing land use patterns of the surrounding area.*

C. The County and other agencies will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed.

Staff Response: The applicant has submitted letters of coordination stating that the necessary services and facilities are available for this development.

Recommendations

Staff recommends disapproval

The Planned Development Zoning District application does not meet all of the approval criteria; therefore, staff recommends disapproval. If Planning Commission recommends approval of this request, staff recommends the following conditions:

1. State that drive thru facilities are not permitted; and
2. Delete Section 4, Land Use, Sub-section 2, Accessory Uses (“All permitted uses under the R-4 District”).

Planning Commission recommended **disapproval (8-0)** on March 8, 2021.

Public Hearing Deferrals

This case was first heard at the March 8, 2021 Planning Commission meeting where it was recommended for disapproval. County Council approved the applicant's requests for deferral from four Public Hearing dates:

- **March 11, 2021:** The applicant requested deferral from the April 13th and May 11th Public Hearings to the June 8th Public Hearing.
- **May 10, 2021:** The applicant requested deferral from the June 8th Public Hearing to the July 27th Public Hearing.
- **June 14, 2021:** The applicant requested deferral from the July 27th Public Hearing to the August 31st Public Hearing.
- **August 5, 2021:** The applicant requested deferrals from the August 24th and September 14th Public Hearings to the October 12th Public Hearing.

Public Input

In advance of the September 14, 2020 Planning Commission Conceptual Planned Development Workshop, 340 letters in opposition and 125 letters in support were received by the Planning Department. At that meeting, an additional petition was submitted with 50 signatures in support of the proposed development.

As part of the PD application submittal, the applicant provided 140 postcards in support of the application from residents of Johns Island.

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The Town of Kiawah Island submitted a survey of property owners and residents with 93 signatures in support and 803 signatures in opposition.

At the March 8, 2021 Planning Commission meeting, an opposition petition with 82 signatures was submitted from property owners on Johns Island.

Following the March 8th Planning Commission meeting, an additional three letters in support and three letters in opposition were been received.

In total we have received 2,991 (64%) responses in opposition and 1,701 (36%) in support.

Notifications

February 19, 2021 - (March 8th Planning Commission)

- 229 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Johns Island Interested Parties List
- Request advertised in the *Post & Courier*

September 24, 2021 – (October 12th Public Hearing)

- 229 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Johns Island Interested Parties List
- Request advertised in the *Post & Courier*



Charleston County Planned Development Request

Public Hearing: October 12, 2021

Planning and Public Works Committee: October 21, 2021

First Reading: October 26, 2021

Second Reading: November 9, 2021

Third Reading: December 7, 2021

ZONING CHANGE APPLICATION

CASE REF-01-21-00122 PD -178



Zoning/Planning
Department
Lorrie Hamilton, III
Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405
(843) 202-7200
1-800-524-7832
Fax: (843) 202-7222

PROPERTY INFORMATION

CURRENT DISTRICT R4 REQUESTED DISTRICT PD
 PARCEL ID(S) 204-00-00-025
 CITY/AREA OF COUNTY Johns Island
 STREET ADDRESS 4455 Betsy Kerrison Parkway ACRES 2.68
 DEED RECORDED: BOOK 0812 PAGE 869 DATE 07/24/2019
 PLAT RECORDED: BOOK X PAGE 77 DATE _____ APPROVAL # _____

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT Jonathan L. Yates HOME PHONE _____
 MAIL ADDRESS 105 Broad Street, 3rd Floor WORK PHONE (843) 414-9754
 CITY, STATE, ZIP Charleston, SC 29401 CELL PHONE _____
 EMAIL jlc@hellmanyates.com

OWNER Sea Island Golf LLC HOME PHONE _____
 (IF OTHER THAN APPLICANT)
 MAIL ADDRESS PO Box 13228 WORK PHONE _____
 CITY, STATE, ZIP Charleston, SC 29422 CELL PHONE (843) 343-5870
 EMAIL m.albenesius@gmail.com

REPRESENTATIVE HOME PHONE _____
 (IF OTHER THAN APPLICANT)
 MAIL ADDRESS _____ WORK PHONE _____
 CITY, STATE, ZIP _____ CELL PHONE _____
 EMAIL _____

CERTIFICATION

This application will be returned to the applicant within fifteen (15) business days if these items are not submitted with the application or if any are found to be inaccurate:

- ✓ Copy of Approved and Recorded Plat showing present boundaries of property
- ✓ Copy of Current Recorded Deed to the property (Owner's signature must match documentation.)
- ✓ Copy of Signed Restricted Covenants Affidavit
- ✓ Copy of Signed Posted Notice Affidavit
- ✓ Fee \$150.00 plus \$10.00 per acre (Fees vary for Planned Developments.)

I (we) certify that Michael Albenesius is the authorized representative for my (our) zoning change request. I also accept the above requirements for submitting my zoning change application. To the best of my knowledge, all required information has been provided and all information is correct.

Signature of Owner(s) [Signature] Date 7-31-20
 Signature of Applicant Representative (if other than owner) [Signature] Date 01-21-21
 Planner's Signature [Signature] Date 1/20/21
 Zoning Inspector's Signature _____ Date _____

OFFICE USE ONLY

Amount Received _____ Cash? Check? # _____ Invoice Number _____

**PLANNED DEVELOPMENT GUIDELINES,
TERMS AND CONDITIONS**

FOR

**Sea Island Golf Course
4455 Betsy Kerrison Pkwy.
Johns Island, SC 29455
Charleston County
South Carolina**

**Prepared For:
Sea Island Golf, LLC**

Prepared By:

**Hellman Yates and Tisdale, PA
105 Broad Street, Third Floor
Charleston, SC 29401**

**Hussey Gay Bell
Civil Engineering & Architecture Firm
474 Wando Park Blvd., Suite 201
Mount Pleasant, SC 29464**

January 2021

V 5.0

Sea Island Golf Course

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II. Exhibits

Exhibit A	Conceptual Development / Site Plan
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Exhibit C	Zoning Map
Exhibit D	Traffic Impact Analysis
Exhibit E	Cultural Resources/Archaeological Report
Exhibit F	Wetlands Investigation of Property by Newkirk Environmental, Inc.
Exhibit G	Utility Plan
Exhibit H	Deed to Real Estate Property
Exhibit I	Conceptual Landscape Plan
Exhibit J	Architectural Elevations
Exhibit K	Photometric Plan

III. Appendix

USACE Jurisdictional Determination Letter
St. Johns Water Company Coordination Letter
Berkeley Electric Co-op Coordination Letter
Dominion Energy (Gas) Coordination Letter (Gas Unavailable)
St. Johns Fire Department Coordination Letter
Charleston County Sheriff Coordination Letter
Charleston County EMS Coordination Letter
Charleston County School District Coordination Letter
United States Postal Service Coordination Letter
South Carolina Department of Transportation Coordination Letter
South Carolina Department of Health and Environmental Control-
Approved Septic Permit
Charleston Area Regional Transportation Authority Coordination
Letter
Charleston County Public Works (Stormwater) Coordination
Letter
Charleston County Public Works (Engineering) Coordination
Letter
Community Outreach Memorandum and Support Cards

SEA ISLAND GOLF COURSE PLANNED DEVELOPMENT GUIDELINES, TERMS and CONDITIONS

STATEMENT OF OBJECTIVES

1. Introduction

This Statement of Intent is to describe in detail the proposed Development Plan for Sea Island Golf Course. The property consists of 2.68 acres of high ground and is located at 4455 Betsy Kerrison Parkway near the Kiawah Island/Seabrook Island round-about in Charleston County, South Carolina. The Proposed Project is shown on Charleston County Tax Identification Number 204-00-00-025 and is depicted on the plat included as Exhibit A of the Development Guidelines. Development around the property includes the Kiawah Island Town Hall, a Berkeley Electric Co-Op substation and several single family residential parcels and Agricultural Zoned properties across Betsy Kerrison Parkway which have residential uses on them.

Access to the property will be from Betsy Kerrison Parkway.

The primary focus of the rezoning is to allow the property to be developed as a recreational use which primarily will be an advanced miniature golf course and bocce ball court with a picnic area, food services including non-alcoholic beverages and snack bars, and parking to support the proposed use.

2. Existing Zoning and Site Conditions

The property is currently zoned R-4, Single Family Residential 4 Zoning District. The total property consists of 2.68 acres. The entire property is high land with no wetland acreage. At the time of this proposed Planned Development application, the property is vacant other than the Walnut Hill School House.

A plan showing the current Zoning Classification of the parcels surrounding the Property is included as Exhibit B in the Development Guidelines.

Presently, there are no miniature golf courses in the immediate area. Due to this location being near Kiawah Island and Seabrook Island, this is one of the most appropriate properties for a recreational opportunity in Charleston County with seasonal tourists in the nearby coastal islands in addition to being densely populated by commercial and residential uses. From a recreational and tourism perspective, the property in question presents the ideal location for the proposed facility.

The proposed development will be a recreational opportunity where outdoor activities, food and beverage, picnic areas and entertainment are offered for the residents and visitors in the immediate vicinity. The miniature golf course in Charleston County would have 36 holes and two bocce ball courts. The goal of the Planned Development is to provide a recreational opportunity that is unlike any other in Charleston County and will be the most sensitive to the surrounding residential areas and communities.

The Charleston County Comprehensive Plan presently recommends the Urban/Suburban Mixed Use future land use designation for this property. The proposed miniature golf course is fully compliant with this designation as Urban/Suburban Mixed Use encourages mixed use development consisting of recreation, open space, retail, service, and employment uses. The purpose of the proposed development is to provide a recreational activity for the residents and visitors of this area.

Upscale and environmentally sensitive sports and games are vital to the citizens and visitors of Charleston County given the popularity of outdoor recreational activities in the low country. The residents and visitors in this part of Charleston County deserve the same recreational opportunities that are presently available to the residents and visitors in Mount Pleasant, Summerville, and North Charleston.

INTENT AND RESULTS

This rezoning meets the objectives, intent, and results of ZLDR Section 4.23.4 as follows:

- a. A maximum choice in the types of environment available to the public by

allowing a development that would not be possible under the strict application of the standard of this Ordinance that were designated primarily for development on individual lots;

This development would not be possible under strict application of this Ordinance as the property would be required to be zoned for other more intensive uses.

- b. A greater freedom in selecting the means to provide access, light, open space and design amenities;

Due to the unique nature of the permitted use, there is greater opportunity for access, light, and open space through the rezoning to PD.

- c. Quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land use arrangements;

Due to the size of the parcel being rezoned and its unique location, it presents a perfect location for an outdoor recreational opportunity. The proposed development will encompass quality design and environmentally sensitive development by allowing the development to take advantage of special property characteristics, locations and land use arrangements.

- d. Development pattern in harmony with the applicable goals and strategies of the Comprehensive Plan;

The development pattern is in harmony with the applicable goals and strategies of the Comprehensive Plan as it provides for Recreational opportunities that enhance quality of life while balancing growth and preserving our natural and cultural resources.

- e. The permanent preservation of common open space, recreation areas and facilities;

The proposed development will provide recreational opportunities.

- f. An efficient use of the land resulting in more economical networks of utilities, streets, schools, public grounds and buildings, and other facilities;

The type of development permitted will result in a more economical network of utilities and streets by providing for recreational uses in an otherwise vacant property to serve the surrounding area.

- g. A creative approach to the use of land and related physical facilities that results in better development and design and the construction of amenities; and

By limiting uses as opposed to more intensive zoning districts, the site can be designed specifically for the allowed use with special features and opportunities that will benefit not only adjacent properties, but also the surrounding communities.

- h. A development pattern that incorporates adequate public safety and transportation-related measures in its design and compliments the developed properties in the vicinity and the natural features of the site.

The purpose of this development is to provide enhanced recreational opportunity in the Johns Island area. The proposed development presents a design that incorporates adequate vehicular and pedestrian access with ample parking and paved walkways that compliment the developed properties in the vicinity and the natural features of the property by providing open spaces to the surrounding area.

3. Compliance with the Charleston County Zoning and Land Development Regulations (“ZLDR”)

Development of the subject property will comply with processes included in the ZLDR that are not mentioned in the PD stipulations. All matters not addressed in the Planned Development shall comply with the R-4 Zoning District requirements of the ZLDR in effect at the time of subsequent development application submittal.

The development will proceed in accordance with the applicable provisions of these zoning regulations, and the Charleston County Comprehensive Plan, and with such conditions as may be attached to any rezoning to the proposed PD District.

The provisions of Article 3.10, Variances, of the ZLDR shall not apply to the proposed planned development and all major changes to the planned development must be approved by Charleston County Council. Tree variances may be granted in accordance with this Article and all other sections of the ZLDR.

Development of the subject property complies with the approval criteria found in Article 4.23.9(e)(9) of the ZLDR as stated below:

- a. The PD Development Plan complies with standards contained in this Article;

The proposed development will be a recreational opportunity where outdoor activities, food and beverage, picnic areas and entertainment are offered within Charleston County. The miniature golf course in Charleston County would have 36 holes and two bocce ball courts. The goal of the Planned Development is to provide a recreational opportunity that is unlike any other in unincorporated Charleston County and to be the most sensitive to the surrounding residential area and communities.

- b. The development is consistent with the intent of the *Comprehensive Plan* and other adopted policy documents; and

The Charleston County Comprehensive Plan presently recommends the Urban/ Suburban Mixed Use future land use designation of this property. The proposed

development is absolutely fully compliant with this designation as Urban/Suburban Mixed Use encourages mixed use development consisting of recreation, open space, retail, service, and employment uses. The purpose of the proposed development is to provide a recreational activity to service the users envisioned by this designation.

- c. The County and other agencies will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed.

Please see the Appendix for Coordination Letters, which assure the necessary public services, facilities, and programs will serve the proposed development at the time the property is developed. The development will require staff, management, water service, and electricity.

4. Land Use:

Permitted uses shall be the following:

1. Principal Uses:

- a. Recreational including the following
 - i. Miniature golf course
 - ii. Bocce Ball Court
 - iii. Picnic Area
 - iv. Equipment Storage for recreational activities
- b. Café (non-drive thru) including:
 - i. Food service including non-alcoholic snack bar
 - ii. Sandwich shop
 - iii. Coffee shop
 - iv. Donut/pastry shop
 - v. ice cream shop
- c. Educational Exhibit (School House)
 - i. The Walnut Hill School House shall be preserved and shall become an Educational Exhibit highlighting the history of the building and early low country education.

2. Accessory Uses:

- a. All permitted uses under the R-4 District

Sale of alcoholic beverages shall not be allowed.

Required Building Setbacks shall be as follows:

Front: 75'
Side: 10'
Rear: 15'

There shall be a 75 foot right-of-way Type S5 buffer along Betsy Kerrison Parkway, and a 15 Foot Type B rear buffer and 10 foot Type A side yard buffer, as described in the ZLDR.

The proposed development will require the Walnut Hill School House to be relocated to a new location on the site. New restrooms will be constructed adjacent to the relocated school house. These restrooms will be constructed to match the architecture of the school house and will be ADA compliant. All required Permits will be obtained for this work. The existing shed located on the property will be removed or demolished. The relocated school house will function as the check-in station for golf and bocce participants as well as the café and will be the cultural resource exhibit for visitors to learn about the history of the building and early low country education.

The picnic area will consist of open space area with up to 4 picnic tables with umbrellas and benches for people/participants to take breaks from activities, observe participants playing, eat a meal/snacks and/or for relaxation.

The existing entry porch consists of approximately 150 SF. New restrooms will consist of maximum 200 SF. The commercial operations (recreation rental, equipment storage, and café) will consist of maximum 625 SF. The total non-recreational floor area is maximum 975 SF or 0.84% of the overall site area. No residential uses are intended on the property unless developed pursuant to the R-4 Zoning District. The percentage of the lot that will be used for the Bocce Courts is maximum 12% and maximum 32% of the lot will be used for Miniature Golf.

5. Transportation / Traffic

The entrance to the Property will be from the Northbound Lanes of Betsy Kerrison Parkway as a right-in/right out access only into the proposed parking lot. At this location Betsy Kerrison Parkway is a

divided highway and does not have a median crossover to the Southbound Lanes. Betsy Kerrison Parkway Southbound Lanes are owned and maintained by SCDOT. The Northbound Lanes are owned and maintained by Charleston County. The parking lot and driveway shall be constructed and all required encroachment permits will be obtained. The access will be in compliance with the requirements of Chapter 9, *Development Standards*, of the ZLDR.

A Traffic Impact Analysis (TIA) has been prepared for the Property based upon the proposed recreational use. The TIA will be provided to Charleston County and SCDOT for review and approval and all requirements of those agencies will be met.

No road improvements have been identified as necessary in the TIA.

A copy of the Traffic Impact Analysis is included as Exhibit C in the Development Guidelines.

6. Utilities

Utilities are provided to the Property by various utility providers. Potable water service will be provided by St. Johns Water Company. Sanitary Sewer service is unavailable to the Property. An individual septic tank and drain field will be required, and its design has been submitted to SCDHEC. The Onsite Wastewater (Septic System) Application submitted is included in the Appendix.

Berkeley Electric Co-Op will supply electric service. Dominion Energy (gas) does not serve the area.

Letters of coordination from St. Johns Water Company, Berkeley Electric Co-Op, St. Johns Fire Department, Charleston County Sheriff, Charleston County EMS, Charleston County Public Works – Engineering and Stormwater, SCDOT, and SC DHEC are included in the Appendix of the Development Guidelines.

7. Wetlands

The Developer has provided a Wetland's Investigation of the Property with the assistance of a Wetlands Consultant, Newkirk Environmental, Inc. as provided as Exhibit F. No freshwater jurisdictional or non-jurisdictional wetlands were existing on the

Property. A Jurisdictional Determination Letter from the U. S. Army Corps of Engineers (USACE) is included in the Appendix of the Development Guidelines.

8. Cultural Resources/Archeology

The Developer has provided a Cultural Resources/Archeology Investigation for the Property with the assistance of S&ME as Exhibit E. No Cultural Resources/Archeology items of significant importance were found on the Property with the exception of the Walnut Hill School House. The Walnut Hill School House is a rare example of a reconstruction era school house. The Walnut Hill School House has been relocated twice and has been in its present location since 2011. The Walnut Hill School House is planned to be relocated on the property and will be refurbished and reused in this planned development. The rehabilitation and reuse of the Walnut Hill School House will not permanently alter its design, materials, or workmanship. A copy of the Cultural Resources Investigation Report is included as Exhibit E of the Development Guidelines.

9. Driveways, Sidewalks and Storm Drainage

All driveways, sidewalks and storm drainage infrastructure shall be constructed and maintained by the Developer or Property Owner and shall remain private. Driving surfaces for driveways and parking will be constructed in compliance with Chapter 9, Development Standards, of the ZLDR.

Pervious materials may be used for parking space surfaces to reduce stormwater runoff volumes from the Property.

Sidewalks are to be constructed within the Project to provide access to the proposed development and for access to Betsy Kerrison Parkway. All sidewalks will be designed and constructed to meet the requirements of the American Disabilities Act (ADA). Pedestrian way will be in compliance with Chapter 9.3.10, *Pedestrian Ways*, of the ZLDR.

The planned development shall comply with all Charleston County Stormwater Ordinances and South Carolina Department of Health and Environmental Control (SCDHEC) Regulatory requirements. For site locations within sensitive drainage basins, additional stormwater

design and construction requirements may be required by the Director of Public Works prior to Stormwater permit approval and issuance. Sensitive drainage basins may include but are not limited to areas which incur flooding conditions, are designated as Special Protection Areas, discharge to water bodies with restrictive Water Quality conditions, and/or are governed by other restrictive Water Quantity and Water Quality conditions. Where possible and allowed by permit, the proposed site may connect its stormwater system with existing conveyances. Best Management Practices (BMP's) shall be utilized, installed, and maintained in compliance with applicable approved permits throughout all phases including, but not limited to, site development, construction, and post construction.

Applicant shall comply with Charleston County Stormwater Ordinances and SCDHEC Regulatory requirements for pre and post construction water quality and quantity. Stormwater design, construction, and maintenance shall be in compliance with applicable approved Charleston County Stormwater Permits. Comprehensive Master Drainage Plan must be provided for proposed site and incorporate all development phasing, future development, existing drainage systems and conveyances, and proposed drainage systems and conveyances. The Comprehensive Stormwater Master Plan shall also include discharge management plans for specialized activities within the development. Utilization of approved and permitted Low Impact Design elements is encouraged within a comprehensive site Master Drainage Plan.

The maintenance of all stormwater devices, structures, and facilities will be the responsibility of the Developer and/or Property Owner's Association. A Covenants for Permanent Maintenance of Stormwater Facilities shall be established by responsible party and recorded at the Registrar of Deeds office.

10. Parking

Off-street parking will be in compliance with Chapter 9, *Development Standards*, of the ZLDR. Parking spaces will either be asphalt or an approved pervious surface to be able to reduce stormwater runoff volumes from the Property. Parking will be allowed in front of the development and a 36 inch architectural masonry wall shall be added to in the buffer along Betsy Kerrison Parkway. All other parking requirements of the ZLDR in effect at

the time of subsequent development application submittal shall apply.

11. Tree Protection / Tree Preservation / Landscaping

The subject property is partially cleared, primarily in the vicinity of the proposed parking lot shown on the Site Plan. The remaining portion of the property includes a mixture of small to mature growth pines and hardwoods (primarily oaks). The currently planned additional improvements will have no adverse impact on the natural buffering that exists around the perimeter of the subject property. The proposed development will not substantially detract from the aesthetics and neighborhood character or impair the use of neighboring properties.

Every effort will be made to preserve Grand Trees on the property, but if removal of trees is required, this will be done in compliance with tree protection and preservation standards of Article 9.4, Tree Protection and Preservation, of the ZLDR in effect at the time of subsequent development application submittal.

Betsy Kerrison Parkway has a scenic road designation and all trees 6 inches or greater in diameter breast height (DBH) must be protected within rights-of-way. The 75 foot right-of-way buffer will include the following plantings per 100 linear feet: Canopy Trees, 9; Understory Trees (at least 50% evergreen), 12; Shrubs, 60; Street Trees (may be counted toward canopy tree requirements), 2.

12. Signage

Signage requirements are to be in accordance with Article 9.11, *Signs*, of the ZLDR, for the entrance sign and building signage. Traffic Directional Signs shall be in accordance with Article 9.11, *Signs*, of the ZLDR, SCDOT and MUTCD requirements. All freestanding signs shall be monument style and will not be internally lit. The sign dimensions are to be determined, not to exceed 50 SF in size, 20 feet in height, or have a width or length Ratio greater than the longest side: Shortest side 5:1 (feet.)

13. Fences and Walls

Construction of perimeter fences and/or walls shall be in accordance with Charleston County requirements.

14. Fire / Police / Emergency

Fire, Police and Emergency Services shall be provided to the Property. Fire service will be provided by St. Johns Fire Department. Police service will be provided by Charleston County Sheriff's Department. Emergency Services will be provided by Charleston County Emergency Medical Services.

Coordination letters for Fire, Police and Emergency services are included in the Appendix of the Development Guidelines.

15. Site Lighting

Site lighting shall be in accordance with Article 9.6.4.C, *Site Lighting*, of the ZLDR.

16. Development Program

A. Open Space / Bufferyards

All Open Space/Bufferyards Guidelines of Article 9.5, Landscaping, Screening and Buffers of the ZLDR, shall apply to the property.

B. Solid Waste Collection

Solid Waste Collection and/or Recycling Collection shall be provided by a private waste collection service at the expense of the Developer. Screening of dumpsters and recycling containers shall meet the requirements of Charleston County.

C. Architectural Guidelines

All Architectural Design Guidelines of Article 9.6, Architectural and Landscape Design Standards of the ZLDR, shall apply to the property.

D. Unaddressed items

All items not addressed by the Development Guidelines, and Site Plan document are subject to the Charleston County Zoning and Land Development Regulations requirements for the R-4 Zoning District in effect at the time of subsequent land development application submittal.

17. Impact Analysis

The proposed development plan for this parcel is for a miniature golf course. There will be limited water or sewer improvements necessary for the proposed use to this property. After construction is completed, the property will have daily visitors and staff which will be accommodated by the allotted parking spaces. The development will have minimal to no impact on existing public facilities and services.

18. Commercial Areas

Entire 2.68 acres is proposed to be for commercial use specifically for the purpose of mini golf, bocce courts with check-in area, café, and cultural resource exhibition (Walnut Hill School). The recreational public activity area will include 36 golf holes, and bocce courts totaling 13,800 SF.

**SEA ISLAND GOLF COURSE
PLANNED DEVELOPMENT GUIDELINES,
TERMS AND CONDITIONS**

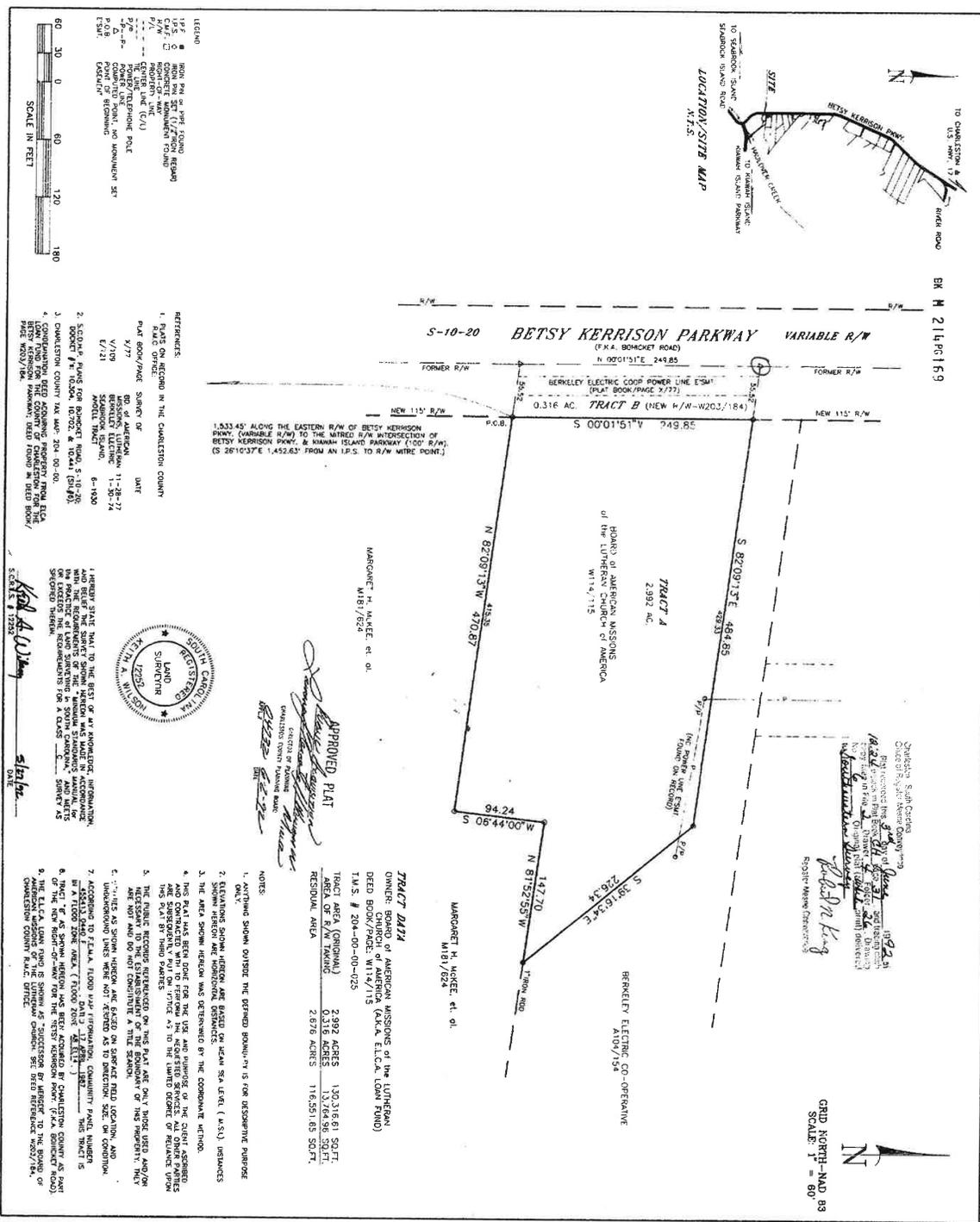
EXHIBIT A

**CONCEPTUAL
DEVELOPMENT / SITE
PLAN**

**SEA ISLAND GOLF COURSE
PLANNED DEVELOPMENT GUIDELINES,
TERMS AND CONDITIONS**

EXHIBIT B

**Boundary Plat
and Topographic
Survey**



A RIGHT-OF-WAY ACQUISITION & BOUNDARY SURVEY PLAT of
A 2.992 ACRE TRACT of LAND
BEING the PROPERTY of the BOARD of AMERICAN MISSIONS
of the LUTHERAN CHURCH in AMERICA
LOCATED on JOHN'S ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

Southeastern Surveying, Inc.
 147 Wappoo Creek Drive - Suite 102
 Charleston, South Carolina 29412
 (803) 795-9330

DATE: 19 APRIL, 1991
DRAWN BY: M.S.S.
CHECKED BY: M.S.S.
DATE: 01/08/91
DATE: 03/13/91
SHEET 1 OF 1
REV. 1-11-2007/184

DISK: K-48

**SEA ISLAND GOLF COURSE
PLANNED DEVELOPMENT GUIDELINES,
TERMS AND CONDITIONS**

EXHIBIT C

ZONING MAP



GOLF COURSE AND
 PARKING SITE
 PROPERTY INFO.
 SEA ISLAND GOLF LLC
 TMS 204-00-00-025
 PB X PG 77
 DB 0812 PG 869

DRAWING NUMBER X-4	CLIENT SEA ISLAND GOLF COURSE 4495 BETSY KERRISON PARKWAY JOHN ISLAND, SC 29499	REVISIONS: NO. DATE BY _____ _____ _____	PROJECT NO. _____ SHEET NO. OF _____	DATE _____	DRAWN BY _____	CHECKED BY _____	APPROVED BY _____	TITLE SITE ZONING MAP	SCALE _____	PROJECT NAME HUSSEY GAY BELL <i>Established 1958</i> 474 WANDO PARK BLVD, SUITE 201, Mt. Pleasant, SC 29464 / T:843.849.7500	PROJECT NO. _____	SHEET NO. OF _____	DATE _____
	PROJECT NO. _____												

**SEA ISLAND GOLF COURSE
PLANNED DEVELOPMENT GUIDELINES,
TERMS AND CONDITIONS**

EXHIBIT D

**TRAFFIC IMPACT
ANALYSIS**

TRAFFIC IMPACT AND ACCESS STUDY

SEA ISLAND MINIATURE GOLF COURSE JOHN'S ISLAND, SC

Prepared for:

HUSSEY GAY BELL
474 Wando Park Blvd., Suite 201
Mount Pleasant, SC 29464

Prepared by:

RIDGEWAY TRAFFIC CONSULTING, LLC
1720 Dutch Fork Road, Suite F
Irmo, SC 29063



7/2/20

RIDGEWAY
TRAFFIC CONSULTING
803-361-9044

SUBMITTED JULY 2020

PROJECT DESCRIPTION & EXISTING CONDITIONS

Ridgeway Traffic Consulting (RTC) has been retained to evaluate the traffic and transportation impacts resulting from the development of a proposed miniature golf facility along Betsy Kerrison Parkway on John's Island in Charleston County, South Carolina.

Evaluation of the transportation impacts associated with the proposed project first requires a thorough description and quantification of the proposed project and the project site, which is included in the following sections.

PROJECT DESCRIPTION

The project proposal is to construct a miniature golf facility with two courses (36 total holes) along the east side of Betsy Kerrison Parkway, just south of Resurrection Road (unpaved road) on John's Island. The site is located approximately 1/3-mile north of the traffic circle that distributes traffic for Kiawah Island and Seabrook Island. **Figure 1** depicts the site location in relation to the local and regional roadway system.

Access for the project is proposed via one access point to Betsy Kerrison Parkway approximately 300-ft. south of Resurrection Road in the general location of an existing access drive for the property. This access will be restricted to right-in/right-out operations via the grassed median within Betsy Kerrison Parkway. Details/recommendations for the site access drive are provided in the Mitigation section of this report.

Under the current development plan, the project is anticipated to be constructed and operational by 2021, which is the horizon year analyzed for this report. **Figure 2** depicts the development plan as currently proposed.

GEOMETRICS AND TRAFFIC CONTROL

A field inventory of the site and study area has been conducted. The field inventory included a collection of geometric data, traffic volumes, and traffic control within the study area.

Roadway

Betsy Kerrison Parkway (S-20) is a four-lane divided arterial roadway that provides for two through lanes in each direction separated by a depressed grassed median. The speed limit for this section of Betsy Kerrison Parkway is 50 miles-per-hour (mph). The roadway is under the jurisdiction of the SCDOT.

TRAFFIC VOLUMES

Based on SCDOT published data, the most recent reported daily volume for Betsy Kerrison Parkway north of the site was 14,800 vehicles-per-day (vpd) for 2019.

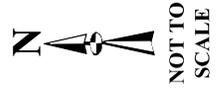
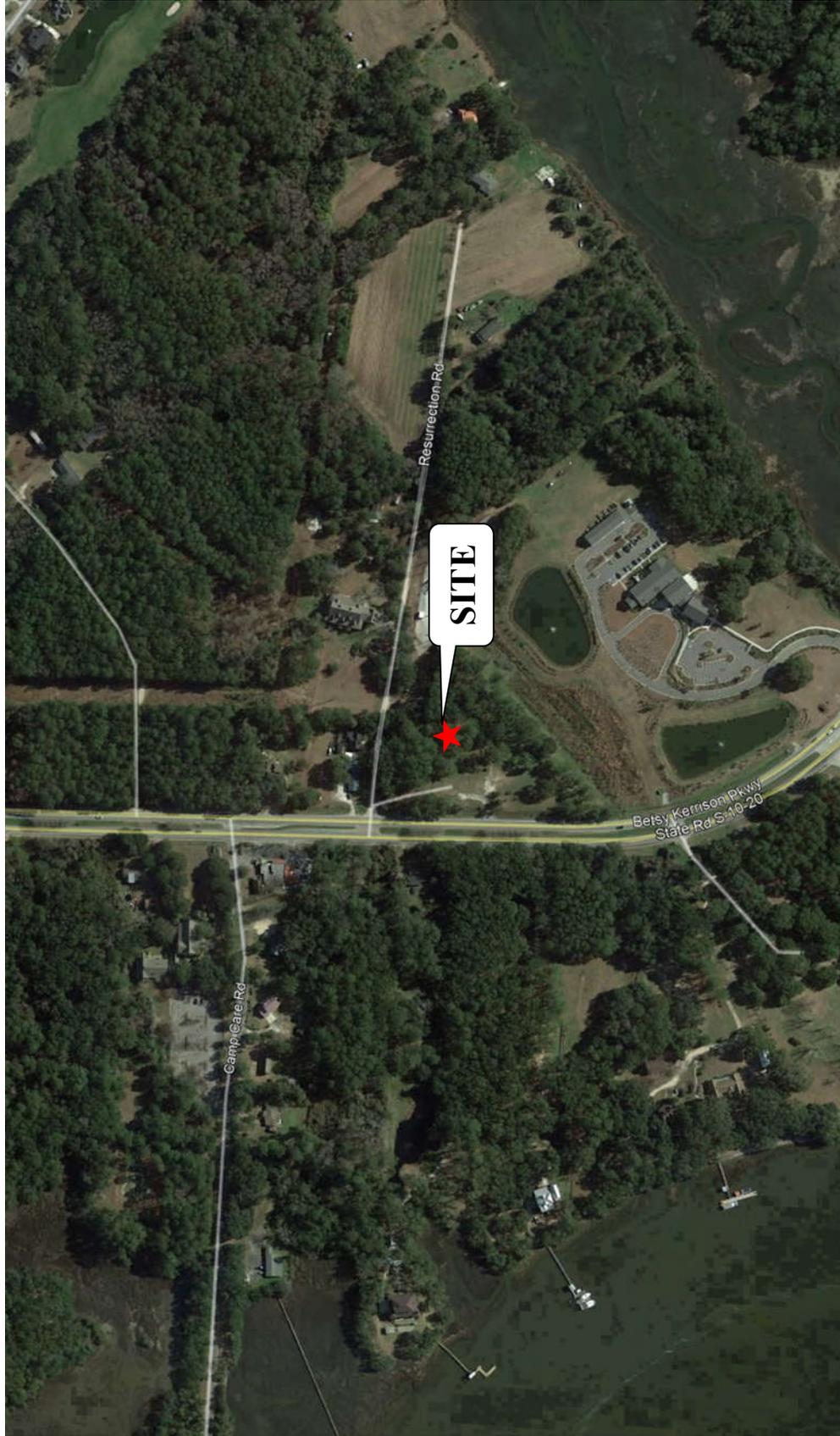


Figure 1

SITE LOCATION MAP

Sea Island Mini-Golf: John's Island, SC



Figure 2

PROPOSED SITE PLAN

Sea Island Mini-Golf: John's Island, SC

To supplement this data, a 24-hour bi-directional count was conducted for Betsy Kerrison Parkway fronting the site on Wednesday June 24, 2020 which revealed a daily volume of 16,421 vpd. This data is summarized in **Table 1** by direction and hour.

Table 1
EXISTING TRAFFIC VOLUME SUMMARY¹
Betsy Kerrison Parkway

<u>Time</u>	<u>Southbound</u>	<u>Northbound</u>	<u>Total</u>
Midnight -1AM	10	22	32
1-2AM	8	7	15
2-3AM	4	2	6
3-4AM	7	5	12
4-5AM	18	10	28
5-6AM	127	30	157
6-7AM	393	75	468
7-8AM	823	187	1,010
8-9AM	934	293	1,227
9-10AM	809	450	1,259
10-11AM	618	632	1,250
11AM-Noon	560	538	1,098
Noon-1PM	636	611	1,247
1-2PM	590	644	1,234
2-3PM	506	718	1,224
3-4PM	496	850	1,346
4-5PM	454	826	1,280
5-6PM	354	953	1,307
6-7PM	303	565	868
7-8PM	201	299	500
8-9PM	164	171	335
9-10PM	105	113	218
10-11PM	75	114	189
11PM-Midnight	<u>26</u>	<u>85</u>	<u>111</u>
Day Total	8,221	8,200	16,421

¹ Data collected on Wednesday 6/24/20

As shown in Table 1, total daily directional traffic was relatively equal as can be expected. Traffic is greater headed towards the traffic circle (Kiawah Island) during the AM period, relatively balanced during the Midday period, and reverses to northbound dominant flow during the afternoon period. The peak hour volume was observed to be the 3-4 PM period with 1,346 vehicles with 496 vehicles southbound and 850 vehicles northbound.

Activity for the facility is expected to be minimal during the morning period. Peak activity for the site is expected to be after dinner in the evening; and therefore the 6-7 PM hour has been reviewed. An early afternoon analysis (Noon-1PM) has also been reviewed.

PROBABLE IMPACTS OF THE PROJECT

To estimate the impact of site-generated traffic volumes on the roadway network under Future conditions, Existing traffic volumes fronting the site were projected to the Year 2021 (via an annual growth rate), and then specific project traffic was included to present a 2021 scenario for Betsy Kerrison Parkway at the site access location.

BACKGROUND TRAFFIC GROWTH

Annual Growth

A review of SCDOT historical data along Betsy Kerrison Parkway (Station #348) has been conducted. The 2015 reported volume was 14,000 vpd and the most recently reported volume (2019) was 14,800 vpd. This indicates an annual growth rate of approximately 1.5-percent. To represent a conservative analysis, a growth rate of 2-percent has been applied.

PLANNED ROADWAY IMPROVEMENTS

No funded roadway improvement projects were identified that are expected to add capacity by the time the project is completed.

SITE-GENERATED TRAFFIC

Traffic volumes generated by the development were investigated using the Tenth Edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual*¹. While the manual does have data for the use, #431 (Miniature Golf Course), there is only one data point. This data point is for the PM peak hour of adjacent street traffic. The trip rate per hole is only .33 trips per golf hole. This would yield only 12 total trips (4 entrances; 8 exits) during this period. These projections appear low and therefore some basic assumptions have been applied to present a more realistic estimation of site traffic.

Given that there are 2 courses that will have a total of 36 holes (18 holes each), an occupancy of 75-percent has been assumed which would yield 27 total groups playing golf at a time. Conservatively assuming that each group arrives in one vehicle and completes the round in an hour time frame, a total of 54 trips (27 entrances; 27 exits) could be realized.

¹ *Trip Generation*, Tenth Edition; Institute of Transportation Engineers; Washington, DC.

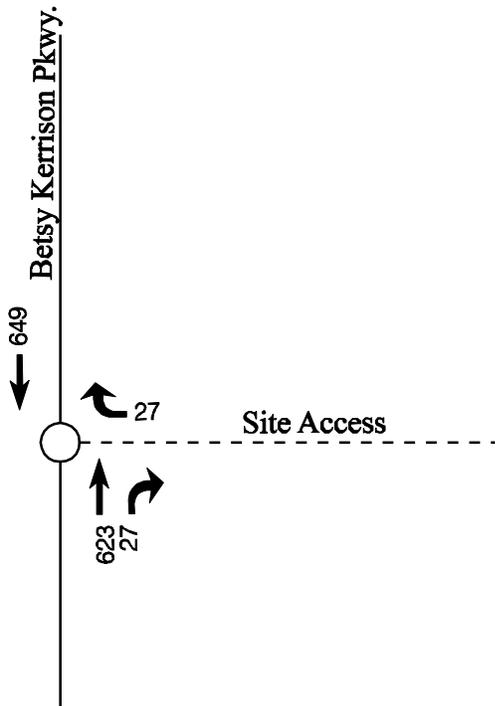
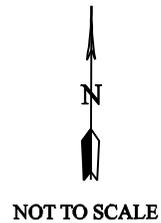
TRIP DISTRIBUTION

All traffic will be required to enter the site from the south due to the median within Betsy Kerrison Parkway. A vast majority of traffic is expected to be oriented from the south anyway; from Kiawah Island and Seabrook Island. The small amount of traffic expected to be oriented from the north (Charleston) will utilize the existing median break south of the site for U-Turn movements. Similarly, when traffic exits the site and is destined back to the traffic circle, U-Turns are anticipated at the Resurrection Road median break.

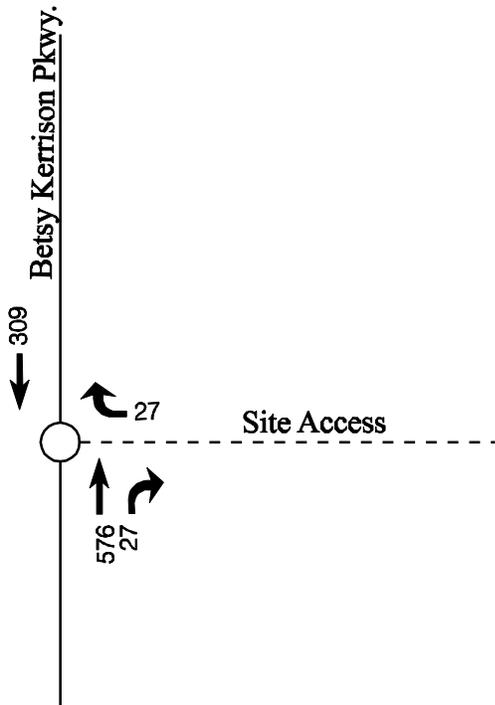
PROJECTED DRIVEWAY VOLUMES

The projected site-generated traffic discussed previously has been combined with anticipated 2021 volumes for Betsy Kerrison Parkway (Existing volumes increased at 2-percent annual rate) to develop 2021 Build volumes which are shown in **Figure 3** for the early-afternoon (Noon-1PM) period and after-dinner (6-7 PM) time period. These volumes were used as the basis for analysis to determine potential improvement measures necessary for the access point for the project.

NOON - 1 PM



6-7 PM (AFTER DINNER)



LEGEND

○ = Unsignalized Intersection

Figure 3

2021 BUILD TRAFFIC VOLUMES

Sea Island Mini-Golf: John's Island, SC

RIDGEWAY
TRAFFIC CONSULTING

TRAFFIC OPERATIONS ANALYSIS

Measuring existing and future traffic volumes quantifies traffic flow within the study area. To assess quality of flow, capacity analyses were conducted under Existing, No-Build, and Build traffic volume conditions. Capacity analyses provide an indication of how well the study area intersections serve existing and future traffic demands.

METHODOLOGY

Level-of-Service

A primary result of capacity analyses is the assignment of level-of-service (LOS) to traffic facilities under various traffic flow conditions. The concept of level-of-service is defined as a qualitative measure describing operational conditions within a traffic stream and their perception by motorists and/or passengers. A level-of-service definition provides an index to quality of traffic flow in terms of such factors as speed, travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety.

Six levels-of-service are defined for each type of facility. They are given letter designations from A to F, with LOS A representing the best operating conditions and LOS F the worst.

Since the level-of-service of a traffic facility is a function of the traffic flows placed upon it, such a facility may operate at a wide range of levels-of-service, depending on the time of day, day of week, or period of a year.

ANALYSIS RESULTS

Intersection analyses have been conducted for the site access intersection for projected 2021 Build Conditions. The results of these analyses are shown in **Table 2**. The intersection analysis worksheets are contained in the Appendix at the end of this report.

Table 2
LEVEL-OF-SERVICE SUMMARY
Sea Island Mini-Golf: John's Island, SC

<u>Unsignalized Intersection</u>	<u>Time Period</u>	<u>2021 BUILD CONDITIONS</u>	
		<u>Delay^a</u>	<u>LOS^b</u>
Betsy Kerrison Pkwy. at Site Access	Noon -1 PM	10.9	B
	6-7 PM	10.6	B

a. Delay in seconds-per-vehicle.

b. LOS = Level-of-Service.

GENERAL NOTES:

1. For unsignalized intersections, Delay is representative of critical movement/approach.

As shown, for the 2021 Build Conditions which account for existing traffic volumes grown at a 2-percent annual rate and conservative volumes estimated for the project, the site access intersection is expected to operate at a good LOS B during the Noon - 1 PM period and after-dinner 6-7 PM period.

MITIGATION

The final phase of the analysis process is to identify mitigating measures which may either minimize the impact of the project on the transportation system or tend to alleviate poor service levels not caused by the project. Measures considered necessary to mitigate roadway system deficiencies are discussed below as they relate to the impacts of the proposed project.

PROPOSED SITE ACCESS

Access for the project is proposed via one connection to Betsy Kerrison Parkway approximately 300-feet south of Resurrection Road in the general location of an existing access drive for the property. This location is at the southern limits of the property and is the preferred location for access. This access will be restricted to right-in/right-out operations via the grassed median within Betsy Kerrison Parkway. Based on projected volumes a northbound right-turn lane is not warranted or recommended for Betsy Kerrison Parkway. The access intersection will operate acceptably with one entering lane and one exiting lane placed under STOP sign control.

CONCLUSIONS

This report has been prepared to analyze the traffic impacts and access requirements related a miniature golf facility with two courses (36 total holes) located along the east side of Betsy Kerrison Parkway, just south of Resurrection Road (unpaved road) on John's Island. The site is located approximately 1/3-mile north of the traffic circle that distributes traffic for Kiawah Island and Seabrook Island. The site is anticipated to be constructed and operational in 2021.

Access for the project is proposed via one access point to Betsy Kerrison Parkway approximately 300-ft. south of Resurrection Road. This access will be restricted to right-in/right-out operations via the grassed median within Betsy Kerrison Parkway. Operations are expected to be favorable for the access drive during anticipated peak times for the site; early afternoon and after dinner. There are existing median breaks to the north (Resurrection Road) and to the south that will service U-turn movements related to exiting movements destined towards Kiawah Island/Seabrook Island and also entering movements arriving from the north (Charleston). Traffic impacts related to the development are expected to be minimal.

APPENDIX

- Traffic Counts
- Capacity Analyses

TRAFFIC COUNTS

Short Counts, LLC

735 Maryland St
Columbia, SC 29201

Site Code: Betsy Kerrison Pkwy
Station ID: NB & SB Traffic
Just South of Resurrection Rd
Kiawah, SC
Latitude: 0' 0.0000 Undefined

Start Time	23-Jun-20 Tue	Southbound		Northbound		Combined		24-Jun Wed	Southbound		Northbound		Combined	
		A.M.	P.M.	A.M.	P.M.	A.M.	P.M.		A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
12:00	*	*	*	*	*	*	*		5	151	11	154	16	305
12:15	*	*	*	*	*	*	*		0	154	6	168	6	322
12:30	*	*	*	*	*	*	*		2	171	4	156	6	327
12:45	*	*	*	*	*	*	*		3	160	1	133	4	293
01:00	*	*	*	*	*	*	*		5	152	2	177	7	335
01:15	*	*	*	*	*	*	*		1	142	3	166	4	308
01:30	*	*	*	*	*	*	*		1	140	1	168	2	308
01:45	*	*	*	*	*	*	*		1	150	1	133	2	283
02:00	*	*	*	*	*	*	*		1	106	1	178	2	284
02:15	*	*	*	*	*	*	*		0	131	0	176	0	307
02:30	*	*	*	*	*	*	*		1	116	1	180	2	296
02:45	*	*	*	*	*	*	*		2	153	0	184	2	337
03:00	*	*	*	*	*	*	*		0	119	1	198	1	317
03:15	*	*	*	*	*	*	*		1	121	3	218	4	339
03:30	*	*	*	*	*	*	*		3	124	0	212	3	336
03:45	*	*	*	*	*	*	*		3	132	1	222	4	354
04:00	*	*	*	*	*	*	*		1	107	1	229	2	336
04:15	*	*	*	*	*	*	*		3	124	0	207	3	331
04:30	*	98	*	238	*	336	*		4	117	5	203	9	320
04:45	*	95	*	226	*	321	*		10	106	4	187	14	293
05:00	*	88	*	237	*	305	*		11	98	5	233	16	331
05:15	*	67	*	185	*	252	*		28	87	9	244	37	331
05:30	*	74	*	158	*	232	*		50	86	11	207	61	293
05:45	*	59	*	128	*	187	*		38	83	5	269	43	352
06:00	*	91	*	102	*	193	*		57	98	19	161	76	259
06:15	*	68	*	102	*	170	*		55	76	12	140	67	216
06:30	*	43	*	104	*	147	*		117	65	12	143	129	208
06:45	*	43	*	77	*	120	*		164	64	32	121	196	185
07:00	*	45	*	68	*	113	*		167	51	50	92	217	143
07:15	*	34	*	70	*	104	*		205	60	42	94	247	154
07:30	*	58	*	51	*	109	*		223	52	40	64	263	116
07:45	*	55	*	46	*	101	*		228	38	55	49	283	87
08:00	*	38	*	44	*	82	*		200	45	65	55	265	100
08:15	*	30	*	58	*	88	*		239	45	83	47	322	92
08:30	*	35	*	51	*	86	*		244	38	71	33	315	71
08:45	*	40	*	48	*	88	*		251	36	74	36	325	72
09:00	*	26	*	31	*	57	*		207	39	111	32	318	71
09:15	*	41	*	22	*	63	*		218	31	93	37	311	68
09:30	*	36	*	20	*	56	*		213	25	112	24	325	49
09:45	*	11	*	38	*	49	*		171	10	134	20	305	30
10:00	*	15	*	46	*	61	*		149	24	170	32	319	56
10:15	*	19	*	30	*	49	*		183	20	146	35	329	55
10:30	*	11	*	29	*	40	*		152	19	162	26	314	45
10:45	*	12	*	28	*	40	*		134	12	154	21	288	33
11:00	*	9	*	34	*	43	*		121	6	121	34	242	40
11:15	*	11	*	25	*	36	*		149	4	125	26	274	30
11:30	*	9	*	13	*	22	*		139	9	151	10	290	19
11:45	*	1	*	10	*	11	*		151	7	141	15	292	22
Total		0	1242	0	2319	0	3561		4311	3910	2251	5949	6562	9859
Day Total			1242		2319		3561			8221		8200		16421
% Total		0.0%	34.9%	0.0%	65.1%				26.3%	23.8%	13.7%	36.2%		
Peak	-	-	04:30	-	04:30	-	04:30	-	08:15	00:15	10:00	05:00	08:15	03:15
Vol.	-	-	328	-	886	-	1214	-	941	643	632	953	1280	1365
P.H.F.			0.837		0.931		0.903		0.937	0.940	0.929	0.886	0.985	0.964

Short Counts, LLC

735 Maryland St
Columbia, SC 29201

Site Code: Betsy Kerrison Pkwy
Station ID: NB & SB Traffic
Just South of Resurrection Rd
Kiawah, SC
Latitude: 0' 0.0000 Undefined

Start Time	25-Jun-20 Thu	Southbound		Northbound		Combined		26-Jun Fri	Southbound		Northbound		Combined	
		A.M.	P.M.	A.M.	P.M.	A.M.	P.M.		A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
12:00		4	162	18	155	22	317		*	*	*	*	*	*
12:15		2	140	4	171	6	311		*	*	*	*	*	*
12:30		3	173	5	155	8	328		*	*	*	*	*	*
12:45		3	148	6	153	9	301		*	*	*	*	*	*
01:00		2	145	5	168	7	313		*	*	*	*	*	*
01:15		1	171	4	154	5	325		*	*	*	*	*	*
01:30		4	149	1	160	5	309		*	*	*	*	*	*
01:45		3	167	0	138	3	305		*	*	*	*	*	*
02:00		3	165	1	186	4	351		*	*	*	*	*	*
02:15		4	158	1	153	5	311		*	*	*	*	*	*
02:30		5	119	1	181	6	300		*	*	*	*	*	*
02:45		1	151	1	216	2	367		*	*	*	*	*	*
03:00		3	145	1	179	4	324		*	*	*	*	*	*
03:15		1	151	2	199	3	350		*	*	*	*	*	*
03:30		2	133	2	218	4	349		*	*	*	*	*	*
03:45		5	108	1	192	6	300		*	*	*	*	*	*
04:00		2	137	0	224	2	361		*	*	*	*	*	*
04:15		3	95	2	200	5	295		*	*	*	*	*	*
04:30		5	0	3	0	8	0		*	*	*	*	*	*
04:45		8	*	4	*	12	*		*	*	*	*	*	*
05:00		8	*	10	*	18	*		*	*	*	*	*	*
05:15		38	*	8	*	46	*		*	*	*	*	*	*
05:30		53	*	7	*	60	*		*	*	*	*	*	*
05:45		41	*	9	*	50	*		*	*	*	*	*	*
06:00		45	*	14	*	59	*		*	*	*	*	*	*
06:15		63	*	16	*	79	*		*	*	*	*	*	*
06:30		94	*	17	*	111	*		*	*	*	*	*	*
06:45		137	*	23	*	160	*		*	*	*	*	*	*
07:00		149	*	37	*	186	*		*	*	*	*	*	*
07:15		175	*	45	*	220	*		*	*	*	*	*	*
07:30		193	*	45	*	238	*		*	*	*	*	*	*
07:45		230	*	47	*	277	*		*	*	*	*	*	*
08:00		183	*	66	*	249	*		*	*	*	*	*	*
08:15		225	*	88	*	313	*		*	*	*	*	*	*
08:30		248	*	85	*	333	*		*	*	*	*	*	*
08:45		214	*	106	*	320	*		*	*	*	*	*	*
09:00		207	*	102	*	309	*		*	*	*	*	*	*
09:15		188	*	119	*	307	*		*	*	*	*	*	*
09:30		203	*	112	*	315	*		*	*	*	*	*	*
09:45		204	*	133	*	337	*		*	*	*	*	*	*
10:00		160	*	125	*	285	*		*	*	*	*	*	*
10:15		145	*	147	*	292	*		*	*	*	*	*	*
10:30		128	*	140	*	268	*		*	*	*	*	*	*
10:45		135	*	149	*	284	*		*	*	*	*	*	*
11:00		139	*	159	*	294	*		*	*	*	*	*	*
11:15		132	*	168	*	300	*		*	*	*	*	*	*
11:30		145	*	145	*	290	*		*	*	*	*	*	*
11:45		164	*	158	*	322	*		*	*	*	*	*	*
Total		4110	2617	2338	3200	6448	5817		0	0	0	0	0	0
Day Total		6727		5538		12265			0	0	0	0	0	0
% Total		33.5%	21.3%	19.1%	26.1%				0.0%	0.0%	0.0%	0.0%		
Peak	-	08:15	01:15	11:00	03:30	08:15	02:45	-	-	-	-	-	-	-
Vol.	-	894	652	626	832	1275	1390	-	-	-	-	-	-	-
P.H.F.		0.901	0.953	0.932	0.929	0.957	0.947							
ADT	ADT 16,012	AADT 16,012												

CAPACITY ANALYSES

Build Conditions: Noon - 1 PM
 5: Site Access & Betsy Kerrison Parkway

07/02/2020

Intersection

Int Delay, s/veh 0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↗	↕			↕
Traffic Vol, veh/h	0	27	623	27	0	649
Future Vol, veh/h	0	27	623	27	0	649
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	29	677	29	0	705

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	-	353	0
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	6.94	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	3.32	-
Pot Cap-1 Maneuver	0	643	-
Stage 1	0	-	-
Stage 2	0	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	643	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.9	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBT
Capacity (veh/h)	-	-	643
HCM Lane V/C Ratio	-	-	0.046
HCM Control Delay (s)	-	-	10.9
HCM Lane LOS	-	-	B
HCM 95th %tile Q(veh)	-	-	0.1

Intersection

Int Delay, s/veh 0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↗	↕↗			↕↖
Traffic Vol, veh/h	0	27	576	29	0	309
Future Vol, veh/h	0	27	576	29	0	309
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	29	626	32	0	336

Major/Minor

	Minor1	Major1	Major2		
Conflicting Flow All	-	329	0	0	-
Stage 1	-	-	-	-	-
Stage 2	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-
Pot Cap-1 Maneuver	0	667	-	-	0
Stage 1	0	-	-	-	0
Stage 2	0	-	-	-	0
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	-	667	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-
Stage 1	-	-	-	-	-
Stage 2	-	-	-	-	-

Approach

	WB	NB	SB
HCM Control Delay, s	10.6	0	0
HCM LOS	B		

Minor Lane/Major Mvmt

	NBT	NBRWBLn1	SBT
Capacity (veh/h)	-	-	667
HCM Lane V/C Ratio	-	-	0.044
HCM Control Delay (s)	-	-	10.6
HCM Lane LOS	-	-	B
HCM 95th %tile Q(veh)	-	-	0.1

**SEA ISLAND GOLF COURSE
PLANNED DEVELOPMENT GUIDELINES,
TERMS AND CONDITIONS**

EXHIBIT E

**CULTURAL RESOURCES /
ARCHAEOLOGICAL
REPORT**



July 8, 2020

Hussey Gay Bell
474 Wando Park Boulevard, Suite 201
Mount Pleasant, South Carolina 29464

Attention: Richard Bailey, PLA

Reference: **Historic and Archaeological Properties Survey
Sea Island Golf Course**
Charleston County, South Carolina
S&ME Project No. 4213-20-160

Dear Mr. Bailey:

S&ME, Inc. (S&ME), on behalf of Hussey Gay Bell, has completed a Historic and Archaeological Properties Survey (HAPS) for the 2.6-acre Sea Island Golf Course in Johns Island, Charleston County, South Carolina (Figures 1 and 2). S&ME staff completed this study in general accordance with S&ME Proposal Number 42-2000585, dated June 19, 2020 and the *Guidelines for Historic & Archaeological Properties Survey Conducted for the Coastal Zone Management Program (CZMP)'s Coastal Zone Consistency Certification (CZC)*, developed by the State Historic Preservation Office (SHPO) in 2012.

◆ Project Background

Hussey Gay Bell is assisting with the development of the Sea Island Golf Course on Johns Island, Charleston County, South Carolina (Appendix A). The 2.6-acre property is identified by the Charleston County tax assessor with TMS number (204-00-00-0025) is located southeast of the intersection of Betsy Kerrison Parkway and Resurrection Road on Johns Island, South Carolina.

The South Carolina Department of Health and Environmental Control's Office of Coastal Resource Management (OCRM) consults with the SHPO concerning the effect of projects on historic and archaeological sites in South Carolina's coastal zone. The goal of the HAPS was to assess the Project Area's potential for containing significant resources, and to make recommendations regarding additional work or considerations that may be necessary to address effects that the proposed development may have on identified resources. This HAPS will serve as part of the due diligence efforts in advance of future planning and development.

The Project Area is located in the Lower Coastal Plain physiographic province. The topography is level, with an elevation of approximately 10 feet above mean sea level (AMSL). The majority of the property is cleared with mature hardwoods and pine growing in the eastern portion of the property. The western portion of the property, adjacent to Betsy Kerrison Parkway, is cleared and covered with gravel (Figures 3-4). The property is bordered by an electrical substation to the east, a neighborhood of mobile homes to the north, and undeveloped land to the south. Two structures are standing in the Project Area, the Walnut Hill School House and a dilapidated shed made of modern materials.



The USDA records three soil types located within the Project Area (Figure 5); the descriptions can be found in Table 1 (USDA Web Soil Survey, Accessed June 23, 2020).

Table 1. Soil Types Identified in the Project Area

Soil Series Name	Texture	Drainage	Location
Dawhoo and Rutlege	Loamy Fine Sand	Very Poorly Drained	Depressions, floodplains,
Seabrook	Loamy Fine Sand	Somewhat Poorly Drained	Marine Terraces
Wando	Loamy Fine Sand	Moderately Well Drained	Marine Terraces

◆ Methods

This section of the report discusses the methods used during this study.

Background Research

On June 23, 2020, Quinn-Monique Ogden, RPA, conducted a background literature review and records search by reviewing available historic maps, ArchSite a GIS-based Cultural Resource Information System, and the South Carolina Department of Archives and History *Finding Aid* for previous archaeological and architectural surveys. Background research also included a review of available historic maps.

Field Investigation

The field investigation consisted of a pedestrian reconnaissance along the edge of the road forming the southern boundary of the tract and other areas with exposed ground surfaces. The field crew then initiated excavation of shovel test pits. In most cases, the shovel test pits were spaced at 30-meter intervals aligned in transects spaced 30 meters apart. Additional shovel test pits were judgmentally placed in select locations. Shovel test pits were 30 cm by 30 cm and excavated to the water table, culturally sterile subsoil or to a minimum of 80 centimeters below the surface (cmbs) if no artifacts were recovered. Soil was screened through 0.25-inch hardware cloth. The field crew kept notes in a weatherproof field journal and recorded field conditions in the Project Area with digital photographs.

In addition to the archaeological survey, a limited architectural resource reconnaissance was conducted to locate historic architectural resources on or adjacent to the Project Area.

◆ Background Research

Background research (Figure 6) indicated that the Project Area has not been the subject of past cultural resource survey efforts. As a consequence, no resources are documented in the Project Area. Four previously recorded



archaeological sites and one historic structure are documented within 0.25-miles of the Project Area (Figures 1, 2, and 6, Table 2).

Table 2. Previously Recorded Resources within a 0.25-mile Radius of the Project Area

Site No.	Description	NRHP Status
38CH0067	19 th Century Plantation	Not Evaluated
38CH1230	19 th Century Tabby Structure	Not Evaluated
38CH1609	Prehistoric Lithic and Ceramic concentration/ 18 th -20 th Century Plantation	Not Eligible
38CH2067	Unknown Historic Artifact concentration	Not Eligible
1463	Andell House (Stringfellow House)	Eligible

Mills' Atlas (1825) depicts the W. Seabrook landholding east of the Project Area (Figure 7). The USGS 1919 and 1944 Wadmelow Island quadrangles depict the Project Area along a major road south of Hopkins School with no structures in the Project Area (Figures 8 and 9). The USGS 1960 and 1971 Rockville quadrangles depict the Project Area along Bohicket Highway with no structures in Project Area and three structures to the northwest in the vicinity (Figures 10 and 1). An Aerial Image from 1989, acquired with Google Earth, shows the Project Area as a cleared area (Figure 11). Google Earth Aerial Image from 2005 shows the Project Area with several structures with paved or gravel parking areas (Figure 12).

◆ Potential for Archaeological Resources

In the Coastal Plain of South Carolina, researchers have used various predictive models to identify areas having a high potential for containing archaeological sites (e.g., Brooks and Scurry 1978; Cable 1996; Scurry 2003). These models have been revised based on data from Francis Marion National Forest (O'Donoghue 2008). In general, the most significant variables for determining site location are distance to a permanent water source, proximity to a wetland or other ecotone, slope, and soil drainage. Prehistoric sites tend to occur on relatively level areas with well-drained soils that are within 200 m of a permanent water source or wetland. Historic home sites tend to be located on well-drained soils near historic roadways.

The western boundary and the southeastern corner of the Project Area are along historic roadways. Given the small size of the tract we characterized the entire Project Area as having a generally high potential to contain archaeological resources dating to the historic period. Based on the environmental setting with somewhat well drained soil types, we characterized the tract as having generally high potential to contain archaeological remains dating to the prehistoric period.

◆ Results

On June 23, 2020, Aaron Brummitt, RPA conducted the fieldwork portion of this investigation.



Archaeological Survey

The field investigation consisted of a pedestrian reconnaissance and excavation of 20 shovel test pits, ranging from 60 to 80 cm below the surface. The shovel test pits were aligned in transects along the property boundaries (Figure 13). The Project Area was most recently used as a roadside fruit and vegetable stand with underground utilities installed to power the refrigerator trucks. This land use, and the associated installation of the parking lot has heavily disturbed the soils in much of the Project Area (Figures 14-16). A typical soil profile consists of 30 cm of very dark grayish brown (10YR 3/2) loamy sand (Ap horizon), followed by 20 cm (30–50 cmbs) of reddish brown sand (5YR 4/4), overlying 10 + cm of very pale brown (10YR 7/3) sand (Figure 17).

Neither the pedestrian reconnaissance nor the shovel testing recovered artifacts, identified subsurface features, or otherwise observed other indications of the presence of archaeological remains.

Walnut Hill School House (SI-1)

An architectural survey was conducted to determine whether the proposed project would affect aboveground historic properties. Accessible public roads within the APE for indirect effects were driven and existing resources greater than 50 years old were photographed. One previously unrecorded structure, SI-1, was recorded within the project area (Figure 13).

The Walnut Hill School House (SI-1) is located within the proposed project tract (Figures 13). The Walnut Hill School House is a single story, front-gabled, frame structure that was formerly used as a school (Figures 18 and 19). The front elevation has a full-width, gabled porch that is supported by turned posts; there is a central doorway located beneath the porch. The schoolhouse building is three bays deep, with six-over-six, double-hung, wooden frame windows along one of its side elevations, while two six-over-six, double-hung, wooden sash windows and an entry door are located along the other side. The rear elevation has a single six-over-six, double-hung, wooden sash window centered within it. The structure rests on a stone, brick, and block pier foundation and is covered with horizontal weatherboard siding; there are cornice returns in the gable ends and the roof is covered with the remnants of wooden shingles. The Walnut Hill School House was constructed in 1868 by the Freedman's Bureau to educate the children of newly freed slaves; it was one of 11 small schoolhouses in the area that were built for that purpose during the late 1860s through the 1870s. During the early twentieth century, the schoolhouse served white students in the southwest portion of Johns Island; it ended its tenure as a school in the 1930s, after which the building was used as a courthouse. In 1991, the building was threatened by a road expansion project and moved approximately 0.75-mile south from its original location; it was moved, approximately 0.25-mile southeast, to its current location in 2011.

The Walnut Hill School House (SI-1) is a rare example of a Reconstruction era schoolhouse constructed by the Freedman's Bureau to educate the children of formerly enslaved people on Johns Island. Although it has been moved from its original location, its current location is in the same community as its original location and retains a setting like its original setting. It retains integrity of design, materials, workmanship, feeling, and association. Properties that have been moved from their original locations can be considered eligible for the NRHP under Criterion Consideration B, which addresses "a building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event"; since the Walnut Hill School House is a rare example of an educational structure from this time period and it represents a broad history of education on Johns Island, spanning a more than 60 year period, it meets this Criteria Consideration. S&ME recommends that the Walnut Hill School House (SI-1) is eligible



for the NRHP under Criteria A, for its role in education of free children of formerly enslaved persons on Johns Island and its continuing role in education on Johns Island. However, based on the proposed project plans, the Walnut Hill School House (SI-1) will be reused within the planned development; if the proposed reuse does not permanently alter the design, materials, or workmanship of the building, the undertaking will have no adverse effect on the Walnut Hill School House. If plans change and the building cannot be incorporated into the proposed use of the property, additional consultation with the SHPO may be necessary.

◆ Conclusion

This HAPS identified no archaeological remains within the Project Area. No historic architectural resources were documented during this study. Based on the results of this document review and the field investigation, it is S&ME's opinion that no historic properties will be affected by future development in the Project Area, and that no additional cultural resource investigations are necessary at this time.

◆ Closing

S&ME appreciates the opportunity to provide you with this report. If you have questions about the report, please do not hesitate to contact Aaron Brummitt at (843) 884-0005 or via e-mail at abrummitt@smeinc.com.

Sincerely,
S&ME, Inc.

A handwritten signature in black ink on a yellow background, reading "Quinn-Monique Ogden".

Quinn-Monique Ogden, RPA
Project Archaeologist

A handwritten signature in black ink on a yellow background, reading "Aaron Brummitt".

Aaron Brummitt, RPA
Principal Investigator

Attachments: Appendix A: Client-Provided Maps, Figures 1-19



◆ References Cited

Brooks, Mark J., and James D. Scurry

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1996 *A Study of Archaeological Predictive Modeling in the Charleston Harbor Watershed, South Carolina*. Report prepared for the Office of Ocean and Coastal Resource Management, Charleston, by New South Associates, Irmo, South Carolina.

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1825 Beaufort District, South Carolina surveyed by Charles Vignoles & Henry Ravenel, 1820. *Atlas of the State of South Carolina*. F. Lucas, Jr., Baltimore.

O'Donoghue, Jason

2008 *Living in the Low Country: Modeling Archaeological Site Location in the Francis Marion National Forest, South Carolina*. Unpublished Master's Thesis, Department of Anthropology, University of Tennessee, Knoxville.

Scurry, James D.

2003 *Integrating Geographical Information Systems (GIS) and Modeling: Validating Prehistoric Site-Settlement Models for the South Carolina Coastal Plain Using A GIS*. Unpublished Ph.D. dissertation, Department of Geography, University of South Carolina, Columbia.

United States Geologic Survey

1919 Wadmelaw Island. 60-Minute Series. United States Geologic Survey. Reston, Virginia.

1944 Wadmelaw Island. 60-Minute Series. United States Geologic Survey. Reston, Virginia.

1960 Rockville. 7.5-Minute Series. United States Geologic Survey. Reston, Virginia.

1971 Rockville. 7.5-Minute Series. United States Geologic Survey. Reston, Virginia.



◆ **Appendix A: Client-Provided Design Drawings**

SEA ISLAND GOLF COURSE
4499 BERRY KERRISON PARKWAY
JOHNS ISLAND, SC 29459

DATE: 12/15/2020
JOB NO.:
SCALE:

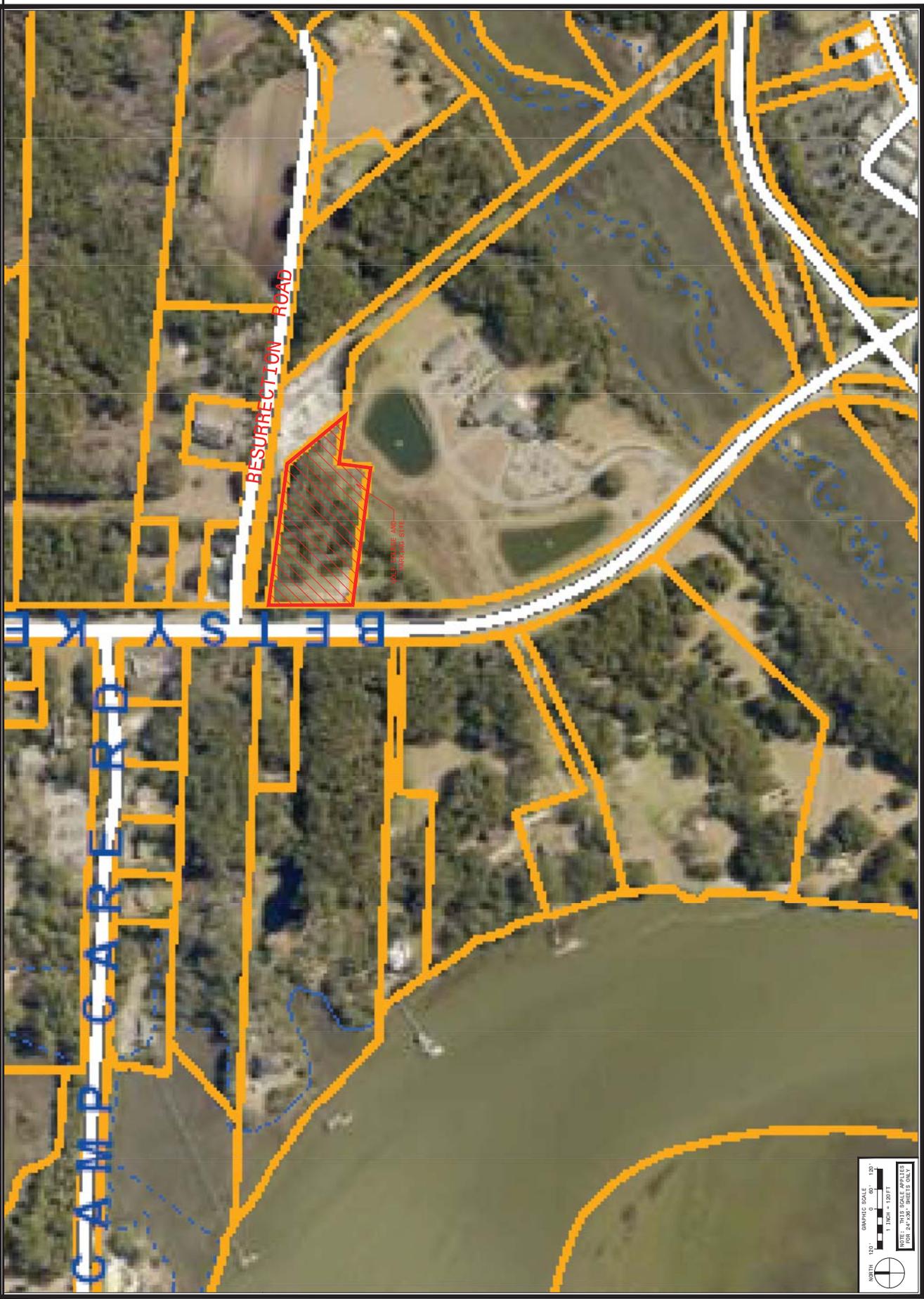
REVISIONS:
REV. NO. DATE DESCRIPTION

HUSSEY GAY BELL
Established 1958
474 WANDER PARK BLVD, SUITE 201, MT. PLEASANT, SC 29464 / T:843.849.7500

SITE AREA MAP

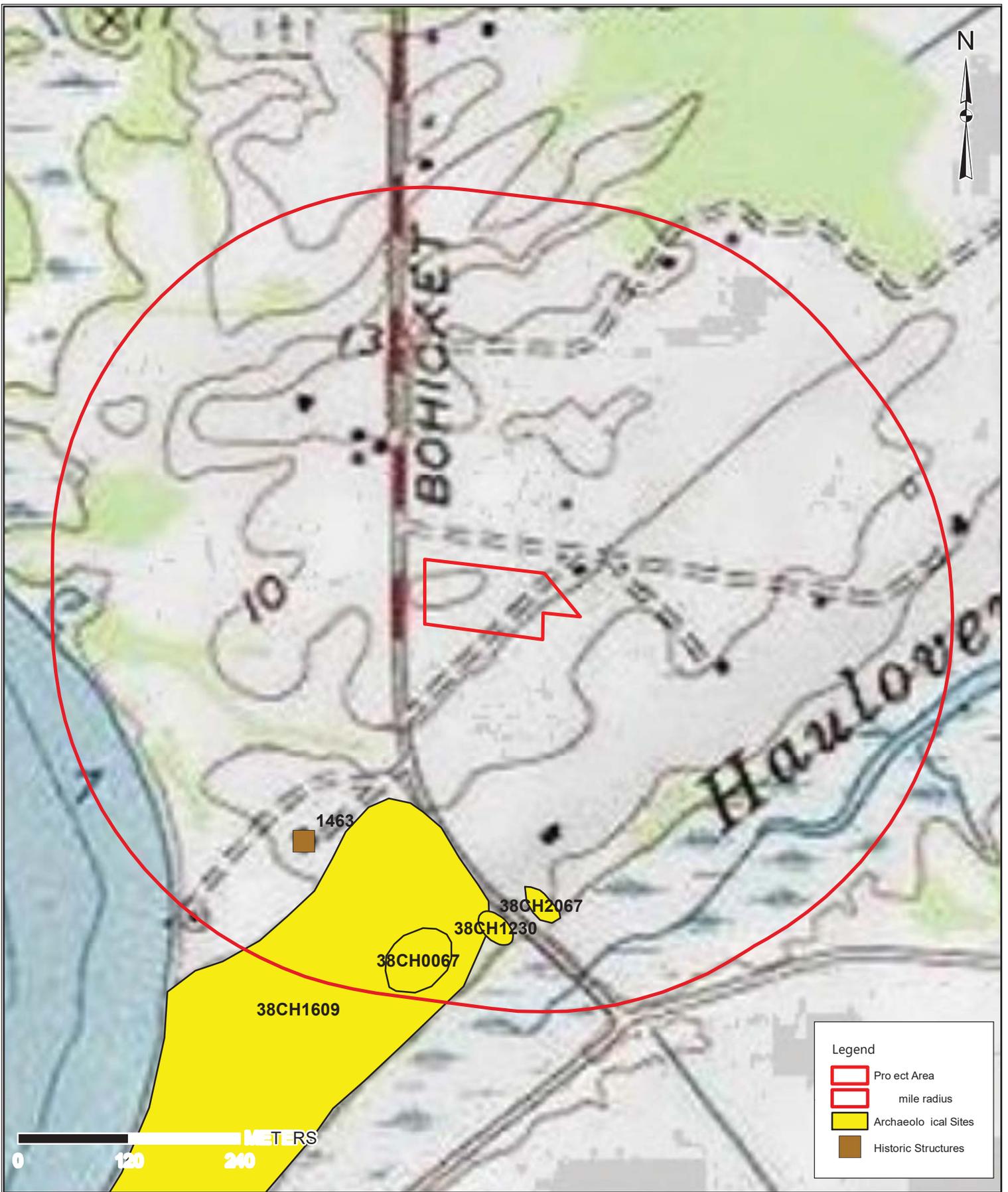
SEA ISLAND GOLF COURSE
4499 BERRY KERRISON PARKWAY
JOHNS ISLAND, SC 29459

DRAWING NUMBER
I-X





◆ **Figures 1-19**

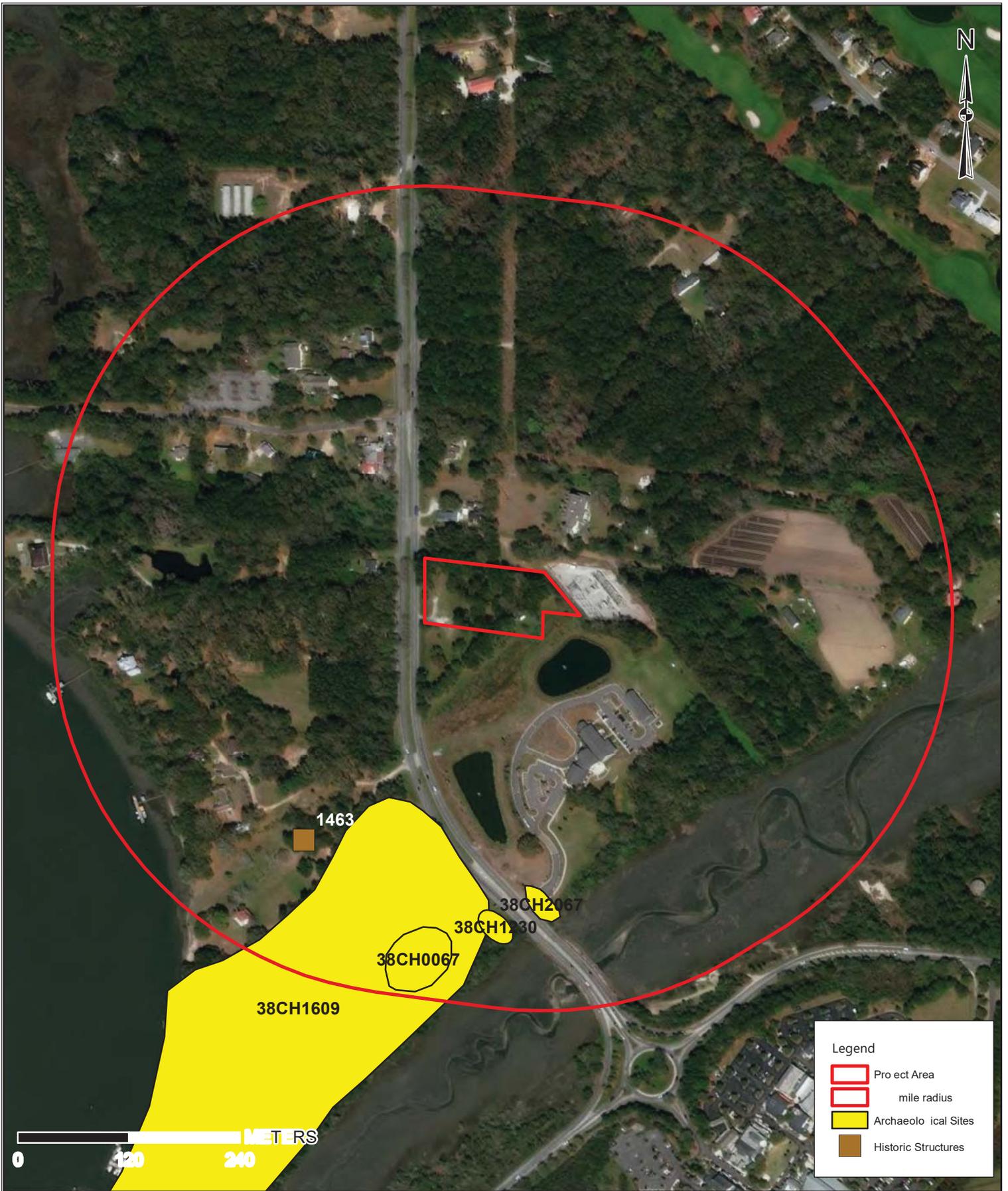


Legend

- Project Area
- 240 meter radius
- Archaeological Sites
- Historic Structures



	SCALE:	Location of Project Area Sea Island Golf Course Johns Island, Charleston County, South Carolina S S inute Rock ille	FIGURE NO.
	PROJECT NO:		
	DRAWN BY:		
	DATE: 6/23/2020		



Legend

- Project Area
- 1 mile radius
- Archaeological Sites
- Historic Structures

0 120 240 METERS



SCALE:	
PROJECT NO:	
DRAWN BY:	
DATE:	6/23/2020

Location of Project Area
 Sea Island Golf Course
 Johns Island, Charleston County, South Carolina

Aerial view

FIGURE NO.



Figure 3. Field conditions in the southeastern corner of the Project Area, facing north.



Figure 4. Field conditions in the central portion of the Project Area, facing north.



0 20 40 METERS

Legend
 SDA Soil Data

Da—Dawhoo and rutlege loamy fine sand
 Sk—Seabrook loamy fine sand
 WnB—Wando loamy fine sand, 0 to 6 percent slopes

	SCALE:	Soil Data within Project Area Sea Island Golf Course Johns Island, Charleston County, South Carolina Aerial ie	FIGURE NO.
	PROJECT NO:		
	DRAWN BY:		
	DATE: 6/23/2020		

Sea Island Golf Course



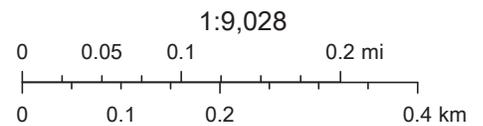
June 24, 2020

 ArchSite_Prod_1215

ArchSite_Prod_7423

 Not Eligible or Requires Evaluation

 Eligible



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



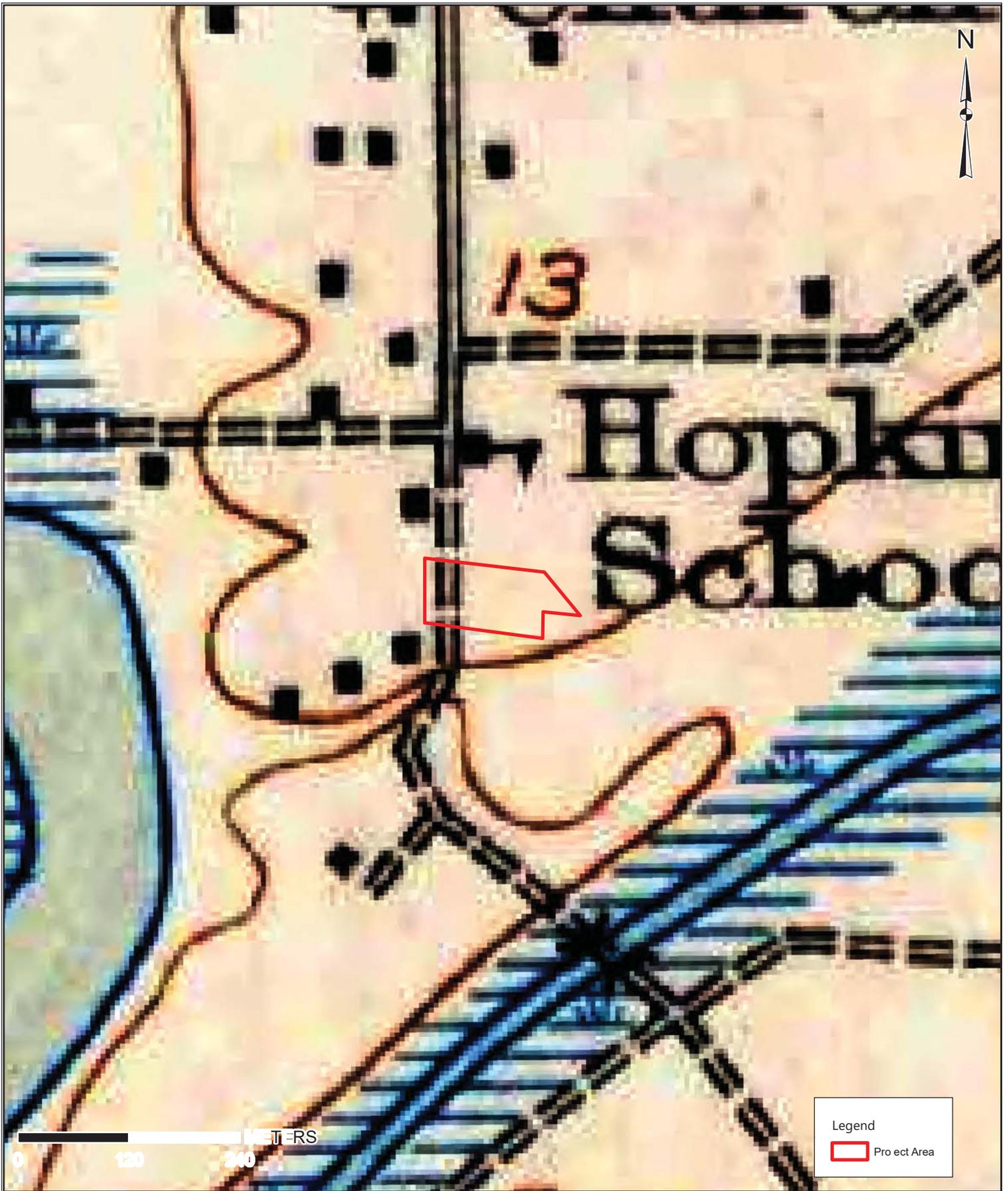
Figure 7. Portion of Mills 1825 Charleston District Map, showing approximate location of Project Area.



SCALE:
 PROJECT NO:
 DRAWN BY:
 DATE: 6/23/2020

Location of Project Area
 Sea Island Golf Course
 Johns Island, Charleston County, South Carolina
 S S inute admela Island

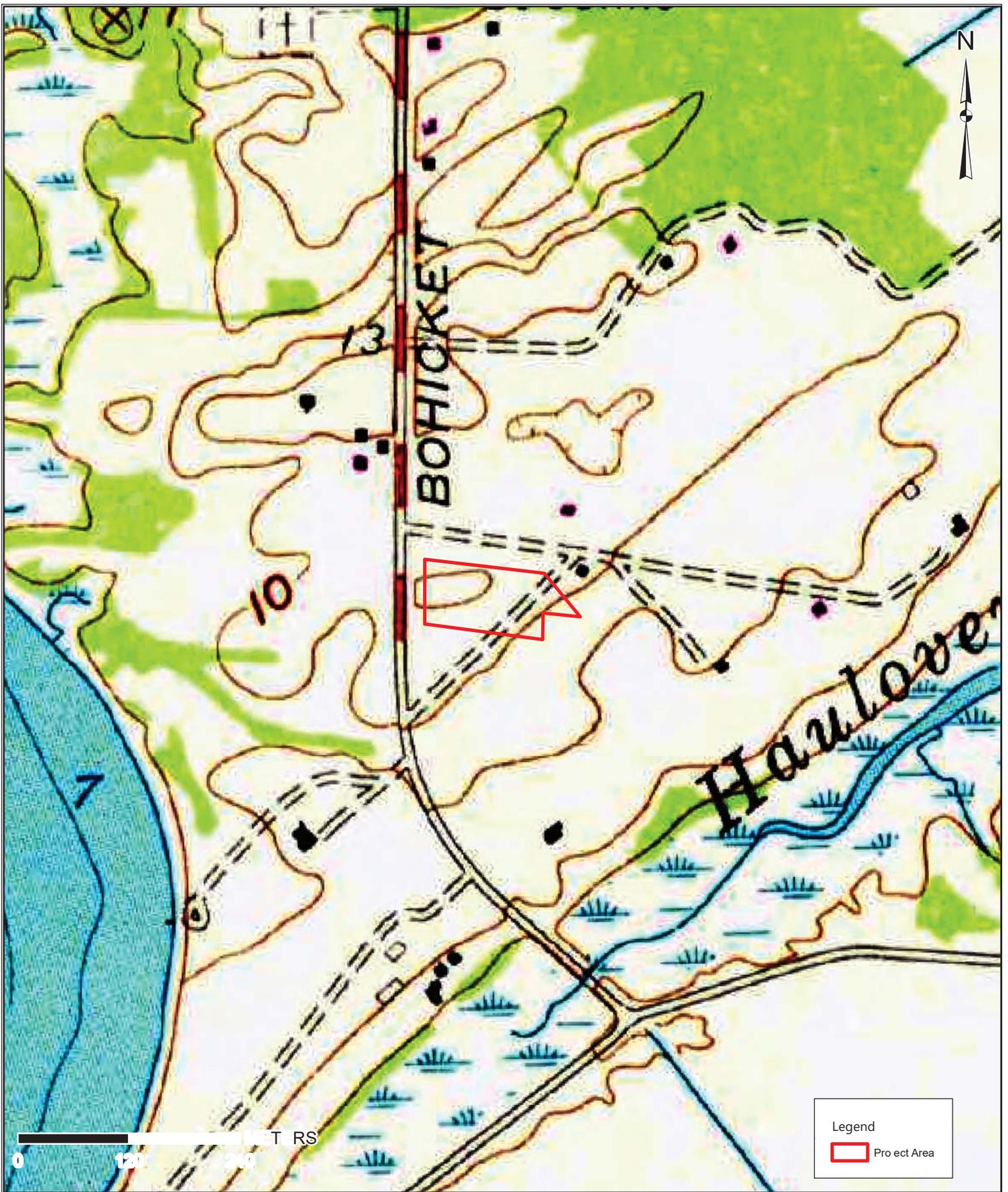
FIGURE NO.



SCALE:
 PROJECT NO:
 DRAWN BY:
 DATE: 6/23/2020

Location of Project Area
 Sea Island Golf Course
 Johns Island, Charleston County, South Carolina
 S S inute admela Island

FIGURE NO.



SCALE:
 PROJECT NO:
 DRAWN BY:
 DATE: 6/23/2020

Location of Project Area
 Sea Island Golf Course
 Johns Island, Charleston County, South Carolina

FIGURE NO.
 S S inute Rock ille



Figure 11. Google Earth 1989 Aerial image.



Figure 12. Google Earth 2005 Aerial Image.



Underground utilities
Along Road and
Throughout Project Area

Electrical Substation

Walnut Hill School House
Relocated in

Pine Bluff Road Relocated

Pine Bluff Road

Legend

- Project Area
- Location of STP



	SCALE:	Results of Investigation Sea Island Golf Course Johns Island, Charleston County, South Carolina Aerial Photo	FIGURE NO.
	PROJECT NO:		
	DRAWN BY:		
	DATE: 6/24/2020		



Figure 14. View of one of the utility connections and central portion of the Project Area, facing south.



Figure 15. View of the access road forming the northern boundary and the substation east of the Project Area, facing east.



Figure 16. Wooded area in the northwest portion of the Project Area, facing southeast.



Figure 17. Oblique view of a shovel test excavated in the Project Area.



Figure 18. Walnut Hill School House (SI-1) facing east.



Figure 19. Walnut Hill School House (SI-1) facing southeast.

**SEA ISLAND GOLF COURSE
PLANNED DEVELOPMENT GUIDELINES,
TERMS AND CONDITIONS**

EXHIBIT F

**WETLANDS
INVESTIGATION OF
PROPERTY BY NEWKIRK
ENVIRONMENTAL, INC.**



July 16, 2020

Mr. Richard Bailey
Hussey Gay Bell
474 Wando Park Blvd.
Suite 201
Mount Pleasant, SC 29464

**RE: Sea Island Golf Tract (TMS #204-00-00-025)
Charleston County, South Carolina
NEI #01-4541a**

Mr. Bailey,

Reference is made to an approximate 2.7 acre tract of land located adjacent to Betsy Kerrison Parkway on Johns Island, Charleston County, South Carolina. The wetland determination of this site has been completed by Newkirk Environmental, Inc. using methods outlined in the US Army Corps of Engineers Wetland Delineation Manual, 1987 and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region, November 2010.

Based on our determination and opinion no wetlands were located on this tract of land.

Although Newkirk Environmental, Inc. is confident in our assessment, the USACE is the only agency that can make final decisions regarding wetland determinations. Therefore, all preliminary determinations are subject to change until written verification is obtained. Until verification is received from the USACE, no reliance may be made in the preliminary determination.

Please do not hesitate to call if you have any questions regarding this project or if additional information is needed or to schedule a site visit.

Sincerely,

M. Derrick Myers, Senior Biologist
Charleston, South Carolina

**SEA ISLAND GOLF COURSE
PLANNED DEVELOPMENT GUIDELINES,
TERMS AND CONDITIONS**

EXHIBIT G

Utility Plan

**SEA ISLAND GOLF COURSE
PLANNED DEVELOPMENT GUIDELINES,
TERMS AND CONDITIONS**

EXHIBIT H

**Deed to Real Estate
Property**



BP0812869

PGS:

7

RE18166 SEA ISLAND GOLF LLC

STATE OF SOUTH CAROLINA	}	TITLE TO REAL ESTATE
COUNTY OF CHARLESTON		

KNOW ALL MEN BY THESE PRESENTS, That

Goff Point, L.P.
(hereinafter whether singular or plural the "Grantor")

in the State aforesaid, for and in consideration of the sum of FIVE AND NO/100--- (\$5.00) DOLLARS plus other valuable consideration to the Grantor in hand paid at and before the sealing of these presents by

Sea Island Golf LLC
(hereinafter whether singular or plural the "Grantee")

in the state aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain sell and release, subject to the easements, restrictions, reservations and conditions ('Permitted Exceptions') set forth on Exhibit A attached hereto, unto the said

Sea Island Golf LLC

the following described property:

All that certain piece, parcel or tract of land, situate, lying and being on Johns Island, in the County of Charleston, State of South Carolina, shown and designated as Tract A, containing 2.676 acres, more or less, on a plat entitled, "A RIGHT-of-WAY ACQUISITION & BOUNDARY SURVEY PLAT of A 2.992 ACRE TRACT of LAND BEING the PROPERTY of the BOARD of AMERICAN MISSIONS of the LUTHERAN CHURCH in AMERICA LOCATED on JOHNS ISLAND CHARLESTON COUNTY, SOUTH CAROLINA," by Southeastern Surveying, Inc., dated March 19, 1991, revised May 11, 1992 and recorded June 3, 1992 in Plat Book CH at Page 31 in the ROD Office for Charleston County. Said tract having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.

Being the same property conveyed to the grantor herein by deed of Elizabeth Hamilton Stringfellow dated September 17, 2002 and recorded November 5, 2002 in the ROD Office for Charleston County in Book S424 at Page 154.

TMS # 204-00-00-025

Grantee's Address: *PO Box 13228 Charleston, SC 29422*

Together with all and singular, the rights, members, hereditaments, and appurtenances to the said premises belonging or in anywise incident or appertaining.

To Have and To Hold all and singular the premises before mentioned unto the said Grantee, the Grantee's heirs, successors and assigns forever.

And the Grantor does hereby bind the Grantor and Grantor's heirs, successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee and the Grantee's heirs, successors and assigns, against the Grantor and Grantor's heirs, successors and assigns, and any person or persons whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS the Hand and Seal of the Grantor this 24 day of July, 2019.

GOFF POINT, L.P.

IN THE PRESENCE OF:

By: Elizabeth H. Stringfellow Revocable Trust,
General Partner

William Page Bird
1st witness for Laura Wilson

By: Laura S Wilson trustee
Laura S. Wilson, Trustee

Neil K Bird
2nd witness Laura Wilson

By: _____
Susan M. Smythe, Trustee

By: _____
Benjamin W. Wilson, General Partner

1st witness for Benjamin Wilson

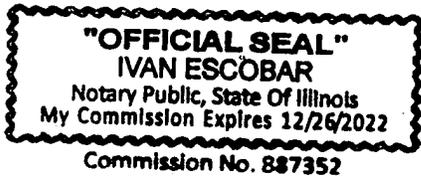
2nd witness for Benjamin Wilson

STATE OF ILLINOIS)
)
COUNTY OF Lake)

ACKNOWLEDGMENT

The undersigned Notary Public does hereby certify that Goff Point, L.P. (by Laura S. Wilson, as a Trustee of the Elizabeth H. Stringfellow Revocable Trust, a General Partner of Goff Point, L.P.) personally appeared before me this day and acknowledged the due execution of this Affidavit.

Witness my hand and official seal this the 24th day of July, 2019.



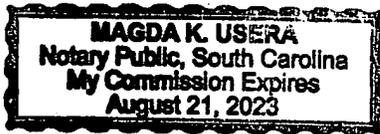
Ivan Escobar
Notary Public for Illinois
Print Name: Ivan Escobar
My Commission Expires: 12/26/2022

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

The undersigned Notary Public does hereby certify that Goff Point, L.P. (by Susan M. Smythe, as a Trustee of the Elizabeth H. Stringfellow Revocable Trust, a General Partner of Goff Point, L.P.) personally appeared before me this day and acknowledged the due execution of this Affidavit.

Witness my hand and official seal this the 30 day of July, 2019.



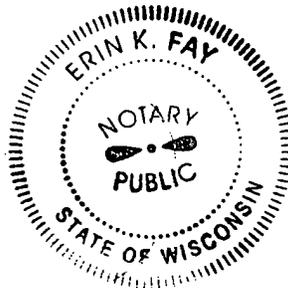
Magda K. Usera
Notary Public for South Carolina
Print Name: Magda K. Usera
My Commission Expires: 8/21/23

STATE OF Wisconsin)
)
COUNTY OF Milwaukee)

ACKNOWLEDGMENT

The undersigned Notary Public does hereby certify that Goff Point, L.P. (by Benjamin W. Wilson, a General Partner) personally appeared before me this day and acknowledged the due execution of this Affidavit.

Witness my hand and official seal this the 24th day of July, 2019.



Erin K. Fay
Notary Public for Wisconsin
Print Name: Erin K Fay
My Commission Expires: is permanent.

EXHIBIT "A"
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2019, and subsequent years, which are a lien but are not yet due and payable.
2. Matters that would be revealed by a physical inspection of the property or an accurate survey of the property, including the power poles and power lines shown on the plat appearing of record in Plat Book CH at Page 31 in the Charleston County ROD Office.
3. Restrictions, easements and other encumbrances of record, other than liens created by Grantor

RECORDER'S PAGE



NOTE: This page **MUST** remain with the original document

Filed By:

DODDS HENNESSY & STITH, L.L.P.
ATTORNEYS AT LAW
P.O. BOX 298
CHARLESTON SC 29402

RECORDED		
Date:	July 31, 2019	
Time:	3:14:29 PM	
<u>Book</u>	<u>Page</u>	<u>DocType</u>
0812	869	Deed
Michael Miller, Register Charleston County, SC		

MAKER:

GOFF POINT L P

Note:

RECIPIENT:

SEA ISLAND GOLF LLC

of Pages:

Original Book:

Original Page:

Recording Fee	\$ 10.00
State Fee	\$ 715.00
County Fee	\$ 302.50
Extra Pages	\$ 2.00
Postage	\$ -
Chattel	\$ -
TOTAL	\$ 1,029.50

AUDITOR STAMP HERE

RECEIVED From ROD

Aug 13, 2019

Peter J. Tecklenburg

Charleston County Auditor

PID VERIFIED BY ASSESSOR

REP RJB

DATE 08/14/2019

10

DRAWER

CLERK



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**SEA ISLAND GOLF COURSE
PLANNED DEVELOPMENT GUIDELINES,
TERMS AND CONDITIONS**

EXHIBIT I

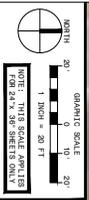
**Conceptual Landscape
Plan**

COMMERCIAL USE - TOTAL AREA 2.68 AC.
RECREATIONAL PUBLIC-ACTIVITY AREA - 13,800 SF



LEGEND

FROM PER F. LAND	CONCRETE MONUMENT FOUND
SPRINT	SPRINT
CONTOUR	CONTOUR
GRAND OAK	GRAND OAK
PAVE	PAVE
FINISH	FINISH
CONCRETE	CONCRETE
WOOD	WOOD
WANDER	WANDER
WATER PROTECTION	WATER PROTECTION



PLANTING SCHEDULE

	GRANDY TREE	10'-12" HT
	UNDERSTORY TREE	8" HT
	UNDERSTORY TREE	1.5' DIAL
	UNDERSTORY TREE	1.5' DIAL

PLANTING SCHEDULE (continued)

	UNDERSTORY TREE	8" HT
	UNDERSTORY TREE	1.5' DIAL
	UNDERSTORY TREE	1.5' DIAL



LINE TABLE

LINE	DESCRIPTION	DATE
1	INITIAL	11/15/19
2	REVISED	11/15/19
3	REVISED	11/15/19

X-6	SEA ISLAND GOLF COURSE 4495 BETSY BERRISON PARKWAY JOHN ISLAND, SC 29499 CONCEPT LANDSCAPE PLAN	HUSSEY GAY BELL Established 1958 474 WANDO PARK BLVD, SUITE 201, Mt. Pleasant, SC 29464 / T:843.849.7500			
------------	--	---	--	--	--

**SEA ISLAND GOLF COURSE
PLANNED DEVELOPMENT GUIDELINES,
TERMS AND CONDITIONS**

EXHIBIT J

Architectural Elevations



WALNUT HILL SCHOOL HOUSE (FACING EAST)



WALNUT HILL SCHOOL HOUSE (FACING SOUTHEAST)

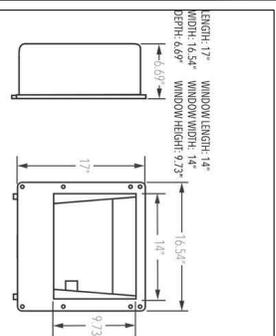
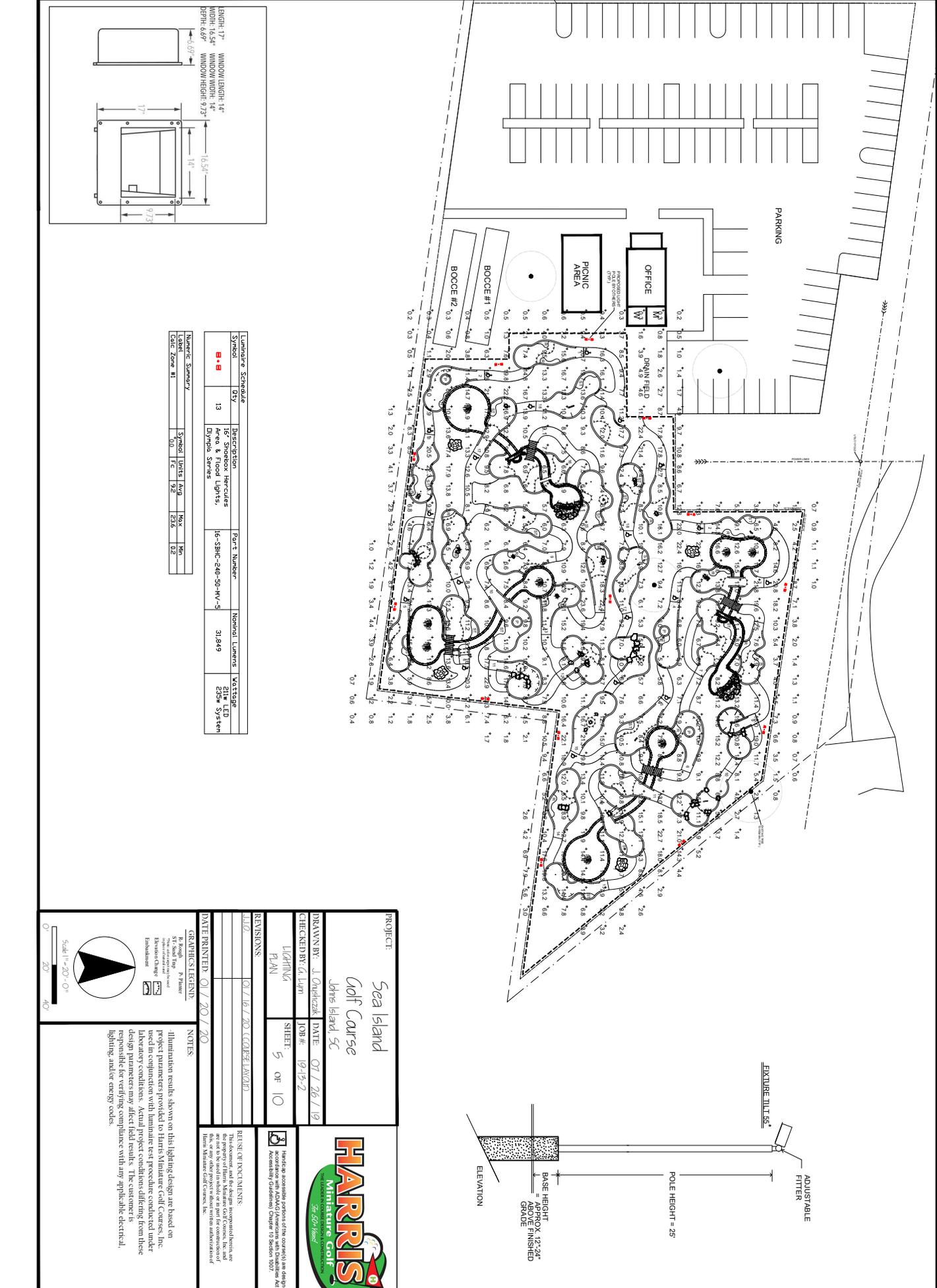
WALNUT HILL SCHOOL HOUSE TO BE RESTORED TO ORIGINAL DESIGN AND ELEVATIONS. RESTROOMS TO BE BUILT AT THE REAR OF THE BUILDING AND TO MATCH SIMILAR DESIGN AND ELEVATIONS TO THE EXISTING SCHOOL HOUSE.

NO.	DATE	DESCRIPTION

**SEA ISLAND GOLF COURSE
PLANNED DEVELOPMENT GUIDELINES,
TERMS AND CONDITIONS**

EXHIBIT K

Photometric Plan



Luminaire Schedule		Description		Part Number		Voltage	
Symbol	Qty	Area & Flood Lights	Dynalco Series	16-SBHC-240-50-MV-S	31849	230V System	ET
B	13						

Numeric Summary		Symbol Units Avg		Max		Min	
Code	Zone #1	500	176	372	230	02	02

PROJECT: Sea Island Golf Course
 Johns Island, SC

DRAWN BY: J. Chelitzak
CHECKED BY: G. Lippin
DATE: 07/26/19
JOB #: 19-15-2

REVISIONS: 01 / 07/20 (CORRECTED)

DATE RAN: 01/20/20

NOTES:
 Illumination results shown on this lighting design are based on project parameters provided to Harris Miniature Golf Courses, Inc. used in conjunction with luminaire test procedure conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect the results. The contractor shall verify design calculations with any applicable electrical lighting and/or energy codes.

REUSE OF DOCUMENTS:
 This document and the design incorporated herein, are intended to be used in whole or in part for construction of this or any other project without written authorization of Harris Miniature Golf Courses, Inc.

HARRIS Miniature Golf
 36,500 Road

GRAPHIC LEGEND:
 16-SBHC-240-50-MV-S
 17"
 6.67"
 14"
 14"
 9.73"
 16.54"

Scale: 1" = 20'-0"

Scale: 1" = 20'-0"

**SEA ISLAND GOLF COURSE
PLANNED DEVELOPMENT GUIDELINES,
TERMS AND CONDITIONS**

APPENDIX



DEPARTMENT OF THE ARMY
CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A HAGOOD AVENUE
CHARLESTON, SOUTH CAROLINA 29403-5107

September 3, 2020

Regulatory Division

Mr. Jim Knox
Newkirk Environmental Inc.
1887 Clements Ferry Road
Charleston, South Carolina 29492
jknox@newkirkenv.com

Dear Mr. Knox:

This is in response to your request for an Approved Jurisdictional Determination (AJD) (SAC-2020-01070) received in our office on August 3, 2020, for a 2.7-acre site located at 4455 Betsy Kerrison Parkway on Johns Island, Charleston County, South Carolina (Latitude: 32.6124°, Longitude: -80.1516°). An AJD is used to indicate that the U.S. Army Corps of Engineers (Corps) has identified the presence or absence of wetlands and/or other aquatic resources on a site, including their accurate location(s) and boundaries, as well as their jurisdictional status as waters of the United States pursuant to Section 404 of the Clean Water Act (CWA) (33 U.S.C. § 1344) and/or navigable waters of the United States pursuant to Sections 9 and 10 of the Rivers and Harbors Act of 1899 (RHA) (33 U.S.C. § 401 *et. seq.*). This AJD is issued in accordance with the definition of Waters of the United States in Corps regulations at 33 C.F.R. §328.3, as revised by the Navigable Waters Protection Rule: "Definition of Waters of the United States," 85 Fed. Reg. 22250 (April 21, 2020), which became effective on June 22, 2020.

The site is shown on the attached depiction entitled "SAC-2020-01070 Sea Island Golf Charleston County, South Carolina" and dated July 2020 and revised September 3, 2020, prepared by Newkirk Environmental, Inc. Based on a review of aerial photography, topographic maps, National Wetlands Inventory maps, soil survey information, and Wetland Determination Data Form(s), we conclude the site, as shown on the referenced depiction/, does not contain any aquatic resources, including aquatic resources that would be subject to regulatory jurisdiction under Section 404 of the CWA or Sections 9 and 10 of the RHA.

Attached is a form describing the basis of jurisdiction for the delineated area(s). Note that some or all of these areas may be regulated by other state or local government agencies and you should contact the South Carolina Department of Health and Environmental Control, Bureau of Water, or Department of Ocean and Coastal Resource Management, to determine the limits of their jurisdiction.

This AJD is valid for five (5) years from the date of this letter unless new information warrants revision before the expiration date. This AJD is an appealable action under the Corps administrative appeal procedures defined at 33 CFR Part 331. The administrative appeal options, process and appeals request form is attached for your convenience and use.

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

In all future correspondence, please refer to file number SAC-2020-01070. A copy of this letter is forwarded to State and/or Federal agencies for their information. If you have any questions, please contact me at (843) 329-8027, or by email at Courtney.M.Stevens@usace.army.mil.

Sincerely,



STEVENS.COURTNEY.
MICHELE.1364845916
2020.09.03 05:58:09
-04'00'

Courtney M. Stevens
Project Manager

Attachments:

Approved Jurisdictional Determination Form
Notification of Appeal Options
"SAC-2020-01070 Sea Island Golf Charleston County, South Carolina"

Copies Furnished:

Mr. Richard Bailey
Hussey Gay Bell
474 Wando Park Blvd, Suite 201
Mount Pleasant, South Carolina 29464
rabailey@husseygaybell.com

SCDHEC – Bureau of Water
2600 Bull Street
Columbia, South Carolina 29201
WQCWetlands@dhec.sc.gov

SCDHEC - OCRM
1362 McMillan Avenue, Suite 400
North Charleston, South Carolina 29405
OCRMPermitting@dhec.sc.gov



U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE

I. ADMINISTRATIVE INFORMATION

Completion Date of Approved Jurisdictional Determination (AJD): 03-SEP-2020

ORM Number: SAC-2020-01070

Associated JDs: N/A

Review Area Location¹:

State/Territory: SC City: Johns Island County/Parish/Borough: Charleston County

Center Coordinates of Review Area: Latitude 32.612407° Longitude -80.151661°

II. FINDINGS

A. Summary: Check all that apply. At least one box from the following list **MUST** be selected. Complete the corresponding sections/tables and summarize data sources.

- The review area is comprised entirely of dry land (i.e., there are no waters or water features, including wetlands, of any kind in the entire review area). Rationale: Site consists of 2.7 acre of uplands.
- There are “navigable waters of the United States” within Rivers and Harbors Act jurisdiction within the review area (complete table in section II.B).
- There are “waters of the United States” within Clean Water Act jurisdiction within the review area (complete appropriate tables in section II.C).
- There are waters or water features excluded from Clean Water Act jurisdiction within the review area (complete table in section II.D).

B. Rivers and Harbors Act of 1899 Section 10 (§ 10)²

§ 10 Name	§ 10 Size	§ 10 Criteria	Rationale for § 10 Determination
N/A	N/A	N/A	N/A

C. Clean Water Act Section 404

Territorial Seas and Traditional Navigable Waters ((a)(1) waters)³

(a)(1) Name	(a)(1) Size	(a)(1) Criteria	Rationale for (a)(1) Determination
N/A	N/A	N/A	N/A

Tributaries ((a)(2) waters):

(a)(2) Name	(a)(2) Size	(a)(2) Criteria	Rationale for (a)(2) Determination
N/A	N/A	N/A	N/A

Lakes and ponds, and impoundments of jurisdictional waters ((a)(3) waters):

(a)(3) Name	(a)(3) Size	(a)(3) Criteria	Rationale for (a)(3) Determination
N/A	N/A	N/A	N/A

Adjacent wetlands ((a)(4) waters):

(a)(4) Name	(a)(4) Size	(a)(4) Criteria	Rationale for (a)(4) Determination

¹ Map(s)/Figure(s) are attached to the AJD provided to the requestor.

² If the navigable water is not subject to the ebb and flow of the tide and included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.

³ A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where independent upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD form.

⁴ Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps Districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.

⁵ Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.



U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE

N/A	N/A	N/A	N/A
-----	-----	-----	-----

D. Excluded Waters or Features

Excluded waters ((b)(1) – (b)(12))⁴:

Exclusion Name	Exclusion Size	Exclusion ⁵	Rationale for Exclusion Determination
N/A	N/A	N/A	N/A

III. SUPPORTING INFORMATION

A. Select/enter all resources that were used to aid in this determination and attach data/maps to this document and/or references/citations in the administrative record, as appropriate.

- Information submitted by, or on behalf of, the applicant/consultant: *JD Package submitted by Newkirk Environmental, Inc.*
This information *is* sufficient for purposes of this AJD.
Rationale: *N/A*
- Data sheets prepared by the Corps: *Title(s) and/or date(s).*
- Photographs: *Aerial and site photos provided by consultant.*
- Corps Site visit(s) conducted on: *Date(s).*
- Previous Jurisdictional Determinations (AJDs or PJDs): *ORM Number(s) and date(s).*
- Antecedent Precipitation Tool: *provide detailed discussion in Section III.B.*
- USDA NRCS Soil Survey: *Web Soil Survey provided by consultant.*
- USFWS NWI maps: *NWI map overlaid on aerial provided by consultant.*
- USGS topographic maps: *Rockville Quad*

Other data sources used to aid in this determination:

Data Source (select)	Name and/or date and other relevant information
USGS Sources	N/A.
USDA Sources	N/A.
NOAA Sources	N/A.
USACE Sources	N/A.
State/Local/Tribal Sources	N/A.
Other Sources	N/A.

B. Typical year assessment(s): N/A

C. Additional comments to support AJD: The review area consists of 2.7 acres of uplands.

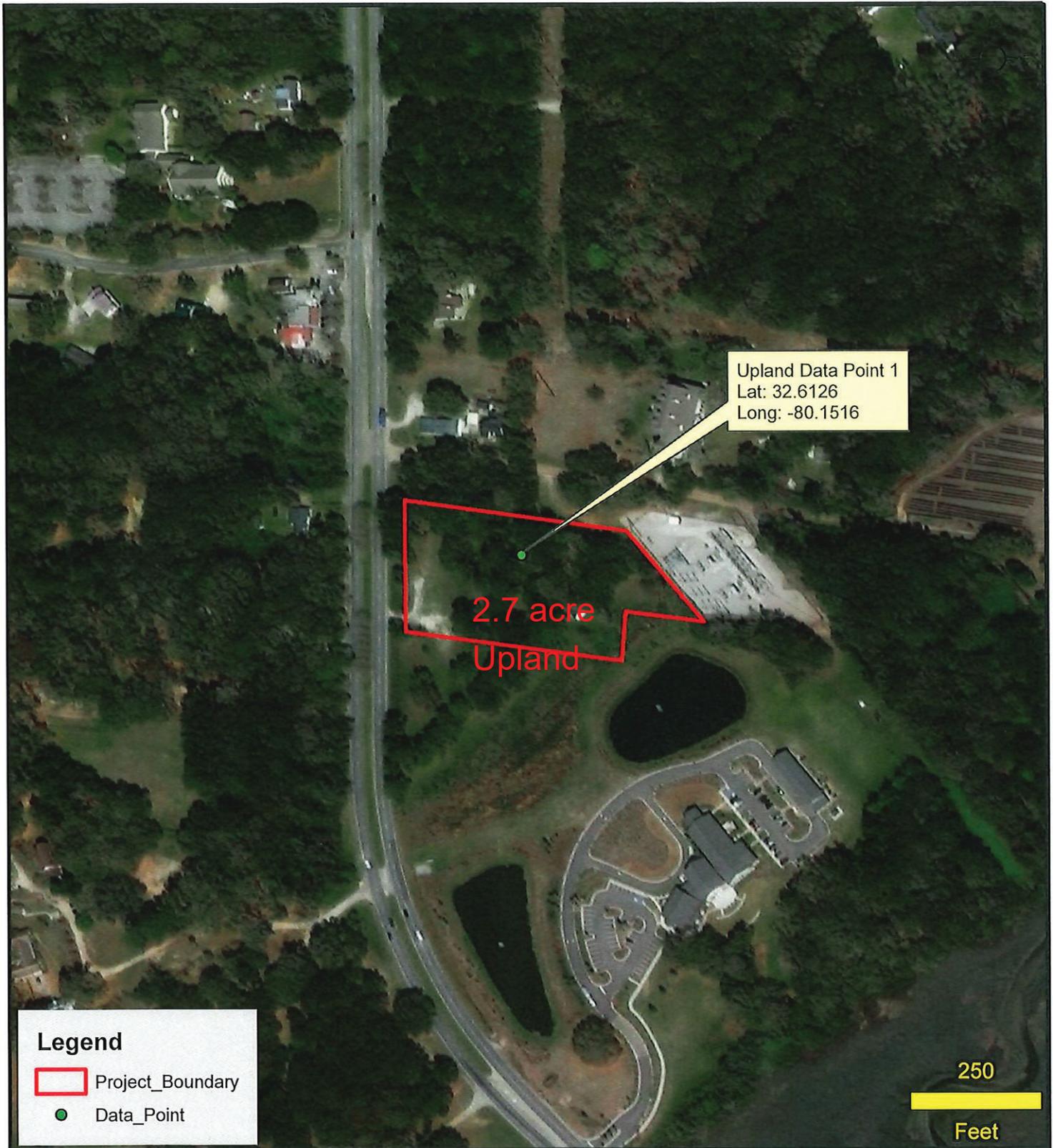
¹ Map(s)/Figure(s) are attached to the AJD provided to the requestor.

² If the navigable water is not subject to the ebb and flow of the tide and included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.

³ A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where independent upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD form.

⁴ Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps Districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.

⁵ Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.



Upland Data Point 1
 Lat: 32.6126
 Long: -80.1516

2.7 acre
 Upland

Legend

Project_Boundary

● Data_Point

250
 Feet

Data Point Map

Project #: 01-4541a Date: July 2020

Created by: JHK **Revised 9/3/20**



SAC-2020-01070
 Sea Island Golf
 Charleston County, South Carolina

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant:	File Number:	Date:
Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
	APPROVED JURISDICTIONAL DETERMINATION	D
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <http://usace.army.mil/inet/functions/cw/cecwo/reg> or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the Division Engineer, South Atlantic Division, 60 Forsyth St, SW, Atlanta, GA 30308-8801. This form must be received by the Division Engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD **is not appealable**. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact the Corps biologist who signed the letter to which this notification is attached. The name and telephone number of this person is given at the end of the letter.

If you only have questions regarding the appeal process you may also contact: Mr. Philip A. Shannin
Administrative Appeal Review Officer
CESAD-PDS-O
60 Forsyth Street Southwest, Floor M9
Atlanta, Georgia 30303-8803

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.

Date:

Telephone number:

ST. JOHN'S WATER COMPANY, INC.

"This institution is an equal opportunity employer and provider"

Post Office Box 629

John's Island, South Carolina 29457-0629

Phone (843) 559-0186

Fax (843) 559-0371

Board Members

Thomas Legare, Jr. Chair

Cindy Floyd, Vice Chair

Robert M. Lee, Sec/Treas

Cheryl Glover

Isaac Robinson

Becky J. Dennis

Glenda Miller

Tommy West

Richard Thomas

July 13, 2020

Kelsey Gagnon
Hussey Gay Bell
474 Wando Park Blvd, Suite 201
Mt. Pleasant, SC 29464

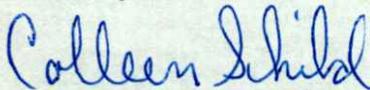
Re: Sea Island Golf Course at TMS Number 204-00-00-025
Water Availability and Willingness to Serve Letter
Proof of Coordination

Dear Kelsey Gagnon:

This letter confirms that the proposed Sea Island Golf Course at TMS Number 204-00-00-025 is within the water service area of SJWC and is proposing the development of an advanced miniature golf course, bocce ball facility with picnic area, and office building. SJWC does have water available from an existing 24-inch water line located on Betsy Kerrison Parkway which is within 50-feet of TMS number 204-00-00-025. Our system is SC DHEC approved and we have the capacity and willingness to provide potable water service to the advanced miniature golf course, bocce ball facility with picnic area, and office building with approximately 20 equivalent dwelling units of water service.

If you have any questions, please feel free to give me a call at 843-514-5570.

Sincerely,



Colleen Schild
Assistant Manager/Engineer



Berkeley Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative 

www.berkeleyelectric.coop

Post Office Box 1234, Moncks Corner, SC 29461

July 7, 2020

Hussey Gay Bell
C/o: Kelsey Gagnon
474 Wando Park Boulevard, Suite 201
Mount Pleasant, SC 29464

**Re: Power Availability for Sea Island Golf Course Commercial Development Located on Betsy Kerrison Parkway
near Kiawah Island/Seabrook Island Roundabout
Charleston County, SC
TMS 204-00-00-025**

Dear Kelsey:

Berkeley Electric Cooperative will supply the electrical distribution requirements for the above referenced location. We look forward to extending our facilities to meet the needs of this property.

All services that are rendered will be under our service rules and regulations at the time of service. If you have any questions, please don't hesitate to give me a call.

Sincerely,

Kevin Mims
Supervisor of Distribution Design

KM/ts

Cc: Thomas Barnette, Manager of Construction and Maintenance
Scott Bennett, Johns Island District Line Superintendent
Charles Tyrrell, Johns Island District Planning Supervisor
William Howe, Johns Island District Service Planner
Kelsey Gagnon, Hussey Gay Bell (emailed copy)
File



South Carolina »

Paying My Bill

For My Home

For My Business

Outages & Emergencies

Products & Repair Plans

Log In

Contact

About

Careers

Home



For My Home

- Manage My Service
- Start My Service**
- » Gas Availability
- Save Energy & Money
- Solar For Your Home

Gas Availability

Check to see if natural gas is available for your home.

Natural gas is currently not available.

Thank you for your interest. Currently, natural gas is not available to:

29455

But wait, we'd like to help you further.

Tell us why you're interested in natural gas. We can provide additional information on natural gas availability in this area. Simply complete the form below.

Name:

Email Address:

By providing an email address, you are giving Dominion Energy permission to contact you about natural gas service, general information and special offers. We will never share your email address with any other party beyond our contracted email vendor who distributes our email messages on behalf of Dominion Energy.

Phone Number:

Preferred Contact Method:

Select One ▼

ST. JOHN'S FIRE DISTRICT

COMMISSIONERS:
DEBRA LEHMAN, Chair
LEROY BLAKE, Vice-Chair
ROBERT E. WRIGHT
ISIAH WHITE
MARY JONES
WILLIAM THOMAE
FRANK J. BROCCOLO
STEPHEN ROLANDO
ERIC P. BRITTON

P.O. BOX 56
1148 Main Road
JOHNS ISLAND, S.C. 29455
PHONE: (843) 559-9194
FAX: (843) 737-0058



COLLEEN WALZ, Fire Chief

07/07/2020

Kelsey Gagnon
Hussey Gay Bell
474 Wando Park Blvd. Ste. 201
Mount Pleasant, SC 29464

The St. John's Fire District is in receipt of your request and acknowledges your organization is involved in the planning of "Sea Island Golf Course" located on Betsy Kerrison parkway, Johns Island which is located inside of our service area. Any emergency needs at the site shall be addressed by dialing 911.

The St. John's Fire District utilizes the 2018 International Fire Code (IFC) and applicable National Fire Protection Association (NFPA) codes as indicated by laws and standards recognized by the Office of the State Fire Marshal and Charleston County to ensure the safety of businesses and events located in the St. John's Fire District.

While this letter serves as an acknowledgement of the proposed development only, further site plan review will be required as plans are further developed. Additionally, applicable code compliance will be based on the type and use of the structure, including the location of fire hydrants and fire department access points. Inspections of the facility area will be required during construction and annually after the certificate of occupancy is approved. A final report will be provided for your reference after each inspection.

Ryan Kunitzer
Chief Fire Marshal
St. Johns Fire District
843-559-9194

Office of the Sheriff



County of Charleston

Sheriff J. Al Cannon, Jr.

July 08, 2020

Ms. Kelsey Gagnon
474 Wando Park Blvd. Suite 201
Mt. Pleasant, SC 29464

re: Letter of Coordination

Ms. Gagnon

The Charleston County Sheriff's Office acknowledges your intention to develop property located in the area of 4455 Betsy Kerrison Pkwy, Johns Island, South Carolina. This location is currently under the jurisdiction of this agency.

Please understand that *all* law enforcement matters will need to be reported to this agency. This can be accomplished by calling the **Charleston County Consolidated Dispatch Center** at **843-743-7200** or dialing **911 for emergencies**. Additional information can be accessed on our agency website at www.ccsso.charlestoncounty.org.

If you have any questions, feel free to contact this office via telephone or by email.

Regards,

Lt. S. W. Rywelski

Lieutenant Scott Rywelski
Off Duty Coordinator
Charleston County Sheriff's Office
(843) 529-6220
srywelski@charlestoncounty.org

Administrative Office

3691 Leeds Avenue
N. Charleston, SC 29405
~ Sheriff ~
Voice (843) 554-2230
Fax (843) 554-2243

Law Enforcement Division

3691 Leeds Avenue
N. Charleston, SC 29405
~ Patrol ~
Voice (843) 202-1700
Fax (843) 554-2234

Al Cannon Detention Center

3841 Leeds Avenue
N. Charleston, SC 29405
Voice (843) 529-7300
Fax (843) 529-7406

Judicial Center

100 Broad Street, Suite 381
Charleston, SC 29401
Voice (843) 958-2100
Fax (843) 958-2128



Emergency Medical Services

DAVID ABRAMS, JD, NRP
Director

843.202.6700
Fax: 843.202.6712
dabrams@charlestoncounty.org
Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive, Suite B309
North Charleston, SC 29405-7464

July 7, 2020

Sea Island Golf Course
Letters of Coordination
4455 Betsy Kerrison Pkwy.
Johns Island, SC 29455

RE: TMS 204-00-00-025

Dear Mr. Gagnon

The Charleston County Emergency Medical Services (EMS) Department acknowledges your intention to rezone the above referenced properties. Charleston County EMS is the advanced life support paramedic first response and transport agency for this location – and all medical and trauma related incidents will need to be reported to this agency. This can be accomplished through the Charleston County Consolidated Dispatch Center by dialing 911.

EMS staff will be available to attend your scheduled Site Plan Review with Charleston County Planning Staff should our input be needed.

Sincerely,


David Abrams
Director

July 8, 2020

Hussey Gay Bell
Attn: Kelsey Gagnon
474 Wando Park Blvd, Suite 201
Mt Pleasant, SC 29464

Subject: TMS # 204-00-00-025 (2.68 Acres)
4455 Betsy Kerrison Pkwy
John's Island SC

Operations Division

Gerrita Postlewait, Ed.D.
Superintendent of Schools

Jeffrey Borowy, P.E.
Chief Operating Officer

Dear Ms. Gagnon:

We have reviewed your request for a POC letter along with your Conceptual Plan regarding the rezoning of the above parcel from residential to commercial use. We understand that you propose to utilize this property for an advanced miniature golf course, bocce ball facility with picnic site, and associated parking area for said purposes.

On the basis of the location supplied to us, Charleston County School District does not foresee any conflicts with such, as we have no current plans or potential future plans to build a school near this site.

Therefore, please accept this letter as "Proof of Coordination" for the proposed development.

If you have any further questions and/or concerns, please contact me at (843) 566-1995.

Sincerely,



Angela Barnette, M.Ed.
Director of Planning & Real Estate

Kelsey Gagnon

From: McCall, Danny W - Taylors, SC <dwayne.mccall@usps.gov>
Sent: Tuesday, August 11, 2020 8:22 AM
To: Kelsey Gagnon
Cc: Steinmetz, John F - Johns Island, SC
Subject: RE: [EXTERNAL] Coordination Letter Request for the Rezoning of Charleston County TMS Parcel 204-00-00-025 for proposed Sea Island Golf Course

Good morning,

Please see the letter of coordination below.

Thank you for contacting the US Postal Service. Below is the coordination information requested.

The Postal Service will deliver mail to any customer provided the delivery points meet the following requirements:

- Roads or Streets must be passible.
- Roads or Streets must be non-private.
- Roads or Streets must be properly maintained.
- Mail carriers must not be subjected to loose or feral animals.
- A centralized location must be established to prevent the mail carrier from leaving the conveyance of the vehicle and traveling on foot a long distance. Location must be approved by Local Postal Official.
- The delivery point is established with safety considerations for mail carrier and customer.
- The delivery point offers a means to properly turn around without backing.
- The delivery point must not exceed half mile one way from the mail carrier's previous delivery point.
- The delivery apparatus must be postal approved.
- There must not be any barriers, gates, ravines, ditches or load limited bridges preventing the mail carrier from safely and efficiently conducting mail delivery.

It is highly recommended you or a representative contact the Johns Island Postmaster, Mr. John Steinmetz, for further dialogue on the selected area and discuss the mode of mail delivery and its location.

Thank you,

Wayne McCall
Operations Programs Support Specialist
Growth Management Coordinator
Greater S.C. District USPS
864-244-1896
803-206-4862

From: Kelsey Gagnon [mailto:kgagnon@husseygaybell.com]
Sent: Monday, August 10, 2020 5:18 PM
To: Danny.w.mccall@usps.gov; McCall, Danny W - Taylors, SC <dwayne.mccall@usps.gov>
Cc: 'Richard Bailey, PLA' <rbailey@husseygaybell.com>; 'Hellman Yates Reception' <reception@hellmanyates.com>
Subject: [EXTERNAL] Coordination Letter Request for the Rezoning of Charleston County TMS Parcel 204-00-00-025 for proposed Sea Island Golf Course

From: [Bailey, PLA, Richard](#)
To: [Kelsey Gagnon](#)
Subject: Fwd: Exhibits for SCDOT
Date: Tuesday, August 11, 2020 2:37:47 PM
Attachments: [image001.png](#)

RICHARD BAILEY, PLA

PRINCIPAL



2018 ENR TOP SOUTHEAST DESIGN FIRM

SAVANNAH • ATLANTA • STATESBORO • COLUMBIA • CHARLESTON • NASHVILLE

474 Wando Park Blvd., Suite 201

T 843.849.7500 rbailey@husseygaybell.com

husseygaybell.com [Facebook](#) [Twitter](#) [LinkedIn](#) [FTP](#)

----- Forwarded message -----

From: Fleming, Juleigh B. <FlemingJB@scdot.org>
Date: Mon, Aug 10, 2020 at 1:23 PM
Subject: RE: Exhibits for SCDOT
To: Bailey, PLA, Richard <rbailey@husseygaybell.com>
Cc: Grooms, Robert W. <GroomsRW@scdot.org>

That is correct. If you check Street Finder it shows it that way also.

Juleigh B Fleming, P.E.

District Permit Engineer

6355 Fain Street

North Charleston, SC 29406

843-746-6722



From: Bailey, PLA, Richard <rbailey@husseygaybell.com>

Sent: Monday, August 10, 2020 1:15 PM

To: Fleming, Juleigh B. <FlemingJB@scdot.org>

Cc: Grooms, Robert W. <GroomsRW@scdot.org>

Subject: Re: Exhibits for SCDOT

*** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. ***

Juleigh and Wade,

So the northbound lanes are County owned and maintained and only the southbound lanes are SCDOT maintained?

I have not seen that occurring before.

RICHARD BAILEY, PLA

PRINCIPAL



2018 ENR TOP SOUTHEAST DESIGN FIRM

SAVANNAH • ATLANTA • STATESBORO • COLUMBIA • CHARLESTON • NASHVILLE

474 Wando Park Blvd., Suite 201

T 843.849.7500 rbailey@husseygaybell.com

husseygaybell.com [Facebook](#) [Twitter](#) [LinkedIn](#) [FTP](#)

On Mon, Aug 10, 2020 at 12:44 PM Fleming, Juleigh B. <FlemingJB@scdot.org> wrote:

Hey Richard,

We do not own that side of Betsy Kerrison. We own the side heading into Kiawah. Based on that you won't need a coordination letter from us.

Let me know if you have questions.

Thanks!

Juleigh B Fleming, P.E.

District Permit Engineer

6355 Fain Street

North Charleston, SC 29406

843-746-6722



From: Bailey, PLA, Richard <rbailey@husseygaybell.com>

Sent: Monday, August 10, 2020 12:27 PM

To: Fleming, Juleigh B. <FlemingJB@scdot.org>

Subject: Fwd: Exhibits for SCDOT

*** This is an EXTERNAL email. Please do not click on a link or open any

attachments unless you are confident it is from a trusted source. ***

Juleigh,

I left you a voicemail about this project. It is being rezoned from R-4 (Residential) to Planned Development.

We are needing a standard SCDOT Co-ordination Letter stating that you have been provided a copy of the site plan and that SCDOT will have jurisdiction of the driveway access to Betsy Kerrison Parkway. That once final permit plans are available, you will review the layout, grading and TIA to be able to review and ultimately approve the plans based on the submitted documentation.

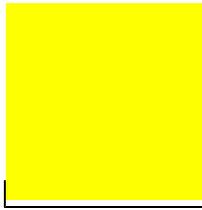
The site is next door to the new Kiawah Island Town Hall just before you get to the round-about. The Berkeley Electric Substation is at the rear of this property on the adjacent tract.

We are 6 months away from getting the Rezoning complete and having design plans ready to submit.

Give me a call to discuss further.

RICHARD BAILEY, PLA

PRINCIPAL



2018 ENR TOP SOUTHEAST DESIGN FIRM

SAVANNAH • ATLANTA • STATESBORO • COLUMBIA • CHARLESTON • NASHVILLE

474 Wando Park Blvd., Suite 201

T 843.849.7500 rbailey@husseygaybell.com

husseygaybell.com [Facebook](#) [Twitter](#) [LinkedIn](#) [ETP](#)

----- Forwarded message -----

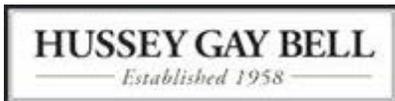
From: **Kelsey Gagnon** <kgagnon@husseygaybell.com>

Date: Mon, Aug 10, 2020 at 12:16 PM

Subject: Exhibits for SCDOT

To: Richard Bailey, PLA <rbailey@husseygaybell.com>

KELSEY GAGNON



2019 ENR TOP SOUTHEAST DESIGN FIRM

SAVANNAH • ATLANTA • STATESBORO • COLUMBIA • CHARLESTON • NASHVILLE

474 Wando Park Boulevard, Suite 201, Mount Pleasant, SC 29464

T 843.849.7500 kgagnon@husseygaybell.com

husseygaybell.com [Facebook](#) [Twitter](#) [LinkedIn](#) [ETP](#)



PERMIT TO CONSTRUCT Onsite Wastewater System

File Nbr: **2020110045**
County: Charleston

98

Name: SQUIRE PHILIP SEA ISLAND GOLF LLC

Program Code: 362

Type Facility: MINIATURE GOLF COURSE
No food service

Address: P O BOX 13228
CHARLESTON, SC 29422

System Code: 270

Subdivision:

Site: BETSY KERRISON PKWY

TM No.: 204-00-00-025

Block:

Lot:

JOHNS ISLAND, SC 29455

Water Supply: PUBLIC

PERMIT TO CONSTRUCT SYSTEM SPECIFICATIONS

Daily Flow (gpd): 435

Tank Sizes (gal): Septic Tank: 1000 Pump Chamber: Grease Trap:

LTAR: .90

Trenches: Length (ft): 87 Width (in): 120 Max. Depth (in): 22 Agg. Depth (in): 6

Min Pump Capacity: gpm at ft. of head Alternative Product:

SPECIAL INSTRUCTIONS/CONDITIONS

THIS PERMIT IS SITE SPECIFIC. ANY CHANGES TO THE SYSTEM MUST BE APPROVED BY DHEC. ALTERNATIVE TRENCH PRODUCTS APPROVED UNDER STATE RULES AND REGULATIONS MAY BE SUBSTITUTED. ANY UNAPPROVED CHANGES WILL VOID THIS PERMIT.

Installers must contact the local Environmental Affairs office by 10:00 AM on the day prior to installation in order to schedule a time for the final inspection.

If a Department representative does not arrive within 30 minutes of the scheduled time, the installer may conduct the final inspection.

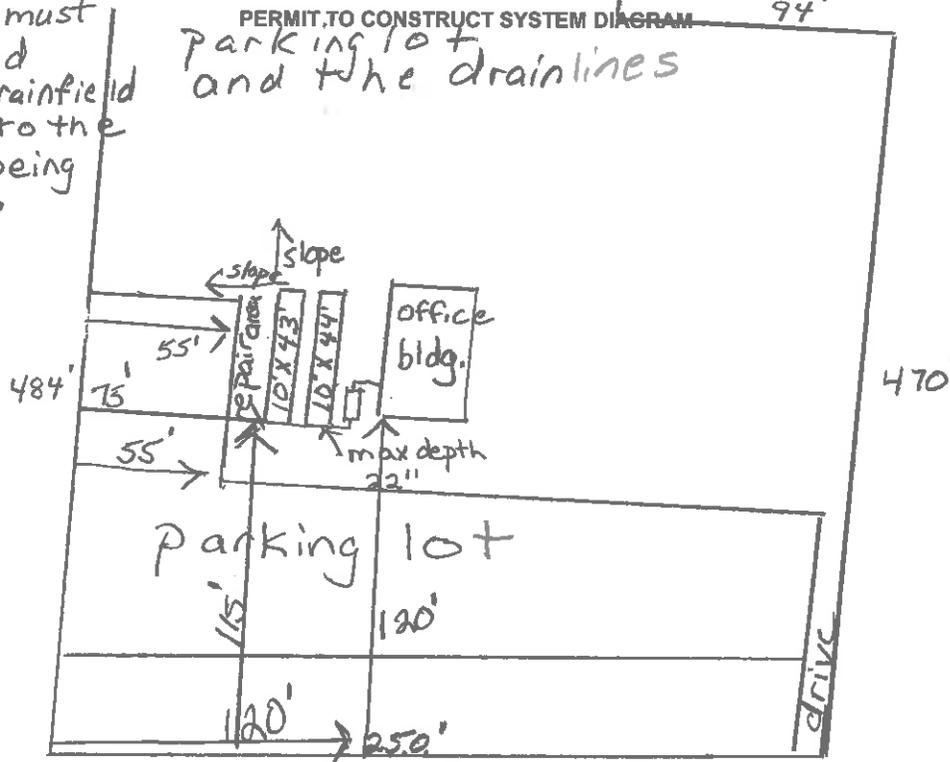
When a contractor self-inspection occurs, the installer must complete the DHEC form 3978, Approval to Operate Contractor Self-Inspection.

The installer must submit DHEC form 3978 within 2 business days of the completion of the installation.

- All applicable setbacks set forth in Regulation 61-56 apply. 75' minimum to any well
- Maximum Trench Depth not to exceed 22 inches at high point.
- Do not cut, fill, bulldoze, scrape or change the grade of the natural soils in the septic system area.
- Do not install under wet soil conditions. Minimum 9" cover over system after installation.
- No parking, driving, building or paving over the area of septic system before or after installation.
- Make sure the builder, plumber, installer, etc. are aware of this permit before work begins.

Install a barrier between the 141'

All gravel must be removed from the drainfield area prior to the drainlines being installed.



3 acres (NTS)

Issued/Revised By: *D. Struthers*

Date: *1/10/21*

This Permit is Appealable Under the Administrative Procedures Act.
This permit will expire and become null and void five (5) years from the issuance date.
There may be an Additional Fee for Changes in this Permit that Require a Site Reevaluation.



CHARLESTON AREA REGIONAL TRANSPORTATION AUTHORITY

October 23, 2020

Kelsey Gagon
474 Wando Park Boulevard, Suite 201
Mount Pleasant, SC 29464

RE: Letter of Coordination

Dear Mr. Gagnon,

Thank you for contacting us regarding your Sea Island Golf Courses project at TMS 204-00-00-025 in Charleston County. Currently, there are no existing bus stops located on this parcel. Therefore, no further approvals are required by CARTA.

Thank you again,
Belén K. Vitello



Steven L. Thigpen, P. E.
Director of Public Works

843.202.7600
Fax: 843.202.7601
sthigpen@charlestoncounty.org
Lonnie Hamilton III Public Services Building
4045 Bridge View Drive, Suite A301
North Charleston, SC 29405

November 19, 2020

Hellman Yates and Tisdale, PA
Attn.: Mr. Jonathan Yates
105 Broad Street, Third Floor
Charleston, SC 29401

RE: SEA ISLAND GOLF COURSE PLANNED DEVELOPMENT TMS # 204-00-00-025

Dear Mr. Yates:

We have reviewed the draft Sea Island Golf Course Planned Development Guidelines for construction of a recreational golf course and supporting infrastructure development on Betsy Kerrison Parkway at TMS No. 204-00-00-025. At present, this letter represents sufficient coordination with the Public Works Stormwater Division in order to continue the revised planned development rezoning process for the property.

As long as the proposed operations development is in compliance with the Charleston County Stormwater Program Permitting Standards and Procedures Manual you should be able to obtain a permit. Additional review, coordination, and approval by the Public Works Department will be required during the County Stormwater permitting review and process.

Sincerely,

Chris Wannamaker, P.E.
Stormwater Program Manager

cc: Niki Grimball - Charleston County Planning Department



Steven L. Thigpen, P. E.
Director of Public Works

843.202.7600
Fax: 843.202.7601
sthigpen@charlestoncounty.org
Lonnie Hamilton III Public Services Building
4045 Bridge View Drive, Suite A301
North Charleston, SC 29405

December 18, 2020

Hussey Gay Bell
Attn.: Kelsey Gagnon
474 Wando Park Blvd. Suite 201
Mount Pleasant, SC 29464

RE: SEA ISLAND GOLF TMS # 204-00-00-025

Dear Ms. Gagnon:

Charleston County Public Works has been made aware of the draft Sea Island Golf of a commercial use facility and supporting infrastructure development on Betsy Kerrison Parkway at TMS No.'s 204-00-00-025. This letter represents sufficient coordination with the Public Works Department to continue through the planned development process for the property.

This coordination letter does not represent a technical or comprehensive review or approval for this planned development. Based on the submitted documents, Public Works has determined an Encroachment and Stormwater MS4 application will be required.

These permit application submittals must address criteria set by the Planning Commission Conditions, Charleston County Stormwater Program Permitting Standards and Procedures Manual, and Zoning and Land Development Regulations.

Sincerely,

Herbert Nimz, P.E.
Construction Project Manager - Engineering

cc: Niki Grimball - Charleston County Planning Department

HELLMAN YATES & TISDALE

ATTORNEYS AND COUNSELORS AT LAW

JONATHAN L. YATES
DIRECT VOICE 843 414-9754
JLY@HELLMANYATES.COM

HELLMAN YATES & TISDALE, PA
105 BROAD STREET, THIRD FLOOR
CHARLESTON, SOUTH CAROLINA 29401
V 843 266-9099
F 843 266-9188

DECEMBER 14, 2020

To: Charleston County Planning Staff
From: Jonathan L. Yates
Re: Sea Island Golf Community Outreach

Michael Albenesius of Sea Island Golf and his team have done a targeted reach out to the Resurrection Road residents since the September 2020 Charleston County Planning Commission Workshop. The closest resident to the proposed PD, Mr. M.C. Heyward, has no objections. With very few exceptions, any resident who has engaged with Sea Island Golf does not object to the proposed PD. We will not name any resident who asked “what is in it for me” as this is quite inappropriate and behavior that should not be condoned by Charleston County Council. This engagement is ongoing and will continue throughout the re-zoning process.

In addition, Sea Island Gold sent out cards to residents of Johns Island to determine the feelings of Johns Island residents regarding the proposed Sea Island Golf Facility. Amazingly enough, 140 people responded to this mailing and all 140 respondents were in favor. A copy of the cards and a list of the responders are attached to this memorandum. Having done many mailouts in the past, this is an incredible return and speaks so well for the project with this overwhelmingly positive response.

Sea Island Golf LLC Cards

Thomas Shinnors
126 Segar St Johns Island, SC 29455

Taylor Schwarz
2979 Waterleaf Road Johns Island, SC

Ronald Ahlemeyer
3335 Pavilion Lake Drive Johns Island, SC 29455

Sarah McClure
2729 Battery Pringle Drive Johns Island, SC 29455

Mayo
3509 Gatetree Road Johns Island, SC 29455

K. freshman
3279 Dunwick Drive Johns Island, SC 29455

Vlobberly
3417 Needwood Forest Drive Johns Island, SC 29455

Carlson
1675 Valley Oak Road Johns Island, SC 29455

Bennett
2917 Swamp Sparrow Circle Johns Island, SC 29455

Patel
2510 Private Lefler Drive Johns Island, SC 29455

Vevon
2022 Elvington Road Johns Island, SC 29455

Stephanie Pitts
3085 Vincent Astor Drive Johns Island, SC 29455

Deborah Vanadia-Mims
2762 Summertrees Blvd Johns Island, SC 29455

Kocher
1953 High Meadow St Johns Island, SC 29455

Nolan

3354 Great Egret Drive Johns Island, SC 29455

Richard Skinner
1314 Fenwick Plantation Road Johns Island, SC 29455

Ellis
2941 Swamp Sparrow Circle Johns Island, SC 29455

Charlton
3224 Dunwick Drive Johns Island, SC 29455

Falini
1537 Fishbone Drive Johns Island, SC 29455

Julianna Herndon
1628 Fishbone Drive Johns Island, SC 29455

S. Connor
1666 Emmets Road Johns Island, SC 29455

Farley
1702 Sparkleberry Lane Johns Island, SC 29455

Patrick Chaney
2027 Chilhowee Road Johns Island, SC 29455

Chumney
1291 Segar St Johns Island, SC 29455

Diffenderfer
3498 Field Planters Road Johns Island, SC 29455

Cardo
4073 East Amy Lane Johns Island, SC 29455

Renee Bawden
1707 Sparkleberry Lane Johns Island, SC 29455

Anna Ducker
1156 Hammrick Lane Johns Island, SC 29455

Holloway
1126 St Pauls Parrish Lane- 8781 Johns Island, SC 29455

Harold Meers
1017 Pigeon Point Johns Island, SC 29455

Deborah Carney
3055 Vincent Astor Drive Johns Island, SC 29455

Linhart
4115 East Amy Lane Johns Island, SC 29455

Donohue
3324 Dunwick Drive Johns Island, SC 29455

Carson
3416 Dunwick Drive Johns Island, SC 29455

Powell
2089 Kemmerlin St Johns Island, SC 29455

Richard Luma
5146 Coral Reef Drive Johns Island, SC 29455

Berg
1133 Rearick Road Johns Island, SC 29455

Alexander Smith
2938 Sugarberry Lane Johns Island, SC 29455

Hana Nicola
1480 Milldam Pass Johns Island, SC 29455

Tsokalas
3342 Porchview Place Johns Island, SC 29455

Bradford
1242 Hammrick Lane Johns Island, SC 29455

Dawn Rosendall
3421 Acorn Drop Lane Johns Island, SC 29455

Neuhaus
1806 Whisperwood Road Johns Island, SC 29455

Jodie ball

1171 Hazymist Lane Johns Island, SC 29455
Wolters

1740 Towne St Johns Island, SC 29455

Goodloe

5118 Coral Reef Drive Johns Island, SC 29455

Krahn

2744 Colonel Harrison Drive Johns Island, SC 29455

Wade

1044 Pigeon Point Johns Island, SC 29455

Luke Krenzer

1287 Fenwick Plantation Road Johns Island, SC 29455

Shue

1541 Shellring Way Johns Island, SC 29455

Scott Woolard

2206 Kemmerlin St Johns Island 129455

Paula Kendrick

2654 Colonel Harrison Drive Johns Island, SC 29455

Smith

2514 General Hatch Drive Johns Island, SC 29455

Erickson

3240 Timberline Drive Johns Island, SC 29455

Dalton

1692 Sparkleberry Lane Johns Island, SC 29455

Mandy Dufrene

1703 Sparkleberry Lane Johns Island, SC 29455

Cathy Rowland

3046 Sugarberry Lane Johns Island, SC 29455

Hicks

1277 Segar St Johns Island, SC 29455

Snyder

1123 Santa Elena Way Johns Island, SC 29455

Johnson

2656 Private Lefler Drive Johns Island, SC 29455

Ostrom

2877 Summertrees Blvd Johns Island, SC 29455

Reese

3011 Sweetleaf Lane Johns Island, SC 29455

Strong

1662 Sparkleberry Lane Johns Island, SC 29455

Gilfert

3559 Hunters Oak Lane Johns Island, SC 29455

Eberlin

2639 Colonel Harrison Drive Johns Island, SC 29455

Blum

2920 Sugarberry Lane Johns Island, SC 29455

Steinmetz

2727 Sunrose Lane Johns Island, SC 29455

Gill

4090 East Amy Lane Johns Island, SC 29455

Hirsch

1237 Updike Drive Johns Island, SC 29455

Fuhr

2765 Sunrose Lane Johns Island, SC 29455

Courtney

3419 Great Egret Drive Johns Island, SC 29455

Lawrence

3488 Great Egret Drive Johns Island, SC 29455

Lawrence

4083 Easy Amy Lane Johns Island, SC 29455

Oneal

1911 Blue Bayou Blvd Johns Island, SC 29455

Richey

3242 Arrow Arum Drive Johns Island, SC 29455

Ferreya

2069 Kemmerlin St Johns Island, SC 29455

Bergin

1626 Sparkleberry Lane Johns Island, SC 29455

Steckman

1550 Chastain Road Johns Island, SC 29455

Eichenberger

3067 Sugarberry Lane Johns Island, SC 29455

Vigrass

2406 Georgia Guard Drive Johns Island, SC 29455

MacMahon

3344 Pavilion Lake Drive Johns Island, SC 29455

Speziale

2774 August Road Johns Island, SC 29455

Cleworth

1160 St Pauls Parrish Lane Johns Island, SC 29455

Lynch

1208 Twichell St Johns Island, SC 29455

Voyer

1559 Innkeeper Lane Johns Island, SC 29455

Kammauf

3133 Timberline Drive Johns Island, SC 29455

Kammauf

1121 St Pauls Parrish Lane Johns Island, SC 29455

Wasson

2730 Sunrose Lane Johns Island, SC 29455

Toczyłowski
1711 Valley Oak Road Johns Island, SC 29455

Willey
3205 Dunwick Drive Johns Island, SC 29455

Degen
3241 Hartwell St Johns Island, SC 29455

Warwick
1655 Valley Oak Road Johns Island, SC 29455

Weiss
1529 Chastain Road Johns Island, SC 29455

Reetz
3149 Timberline Drive Johns Island, SC 29455

Hasenberg
1207 Krawcheck St Johns Island, SC 29455

Wilson
3075 Vincent Astor Drive Johns on South Carolina 29455

Davenport
1195 Updike Drive Johns Island, SC 29455

Burdette
2761 Sunrose Lane Johns Island, SC 29455

Cleavenger
1240 Segar St Johns Island, SC 29455

Dausman
5036 Coral Reef Drive Johns Island, SC 29455

Bailey
2570 Private Lefler Drive Johns Island, SC 29455

Poole
4098 East Amy Lane Johns Island, SC 29455

Gleason

1406 Milldam Pass Johns Island, SC 29455

Rosenberg

3205 Hydrangea Tr Johns Island, SC 29455

Collins

3564 Hunters Oak Lane Johns Island, SC 29455

Crowley

1683 Bee Balm Drive Johns Island, South Carolina 29455

Brown

1811 Whisperwood Road Johns Island, SC 29455

Johnson

3093 Vincent Astor Drive Johns Island, SC 29455

Shortreed

1204 Twichell St Johns anthology 9455

Strobel

1919 Halle Road Johns Island, SC 29455

Courtright

1582 Innkeeper Lane Johns Island, SC 29455

Vlelita

8367 Dunwick Drive Johns Island, SC 29455

Krehel

3390 Great Egret Drive Johns Island, 29455

Arzbach

1167 Hazymist Lane Johns Island, SC 29455

Garvey

4099 East Amy Lane Johns Island, SC 29455

Drennan

1826 Whisperwood Road Johns Island, SC 29455

Collins

5134 Coral Reef Drive Johns Island, SC 29455

Harm

1508 Thoroughbred Blvd Johns Island, SC 29455

Moore

1852 Halle Road Johns Island, SC 29455

Nicola

1815 Towne Street Johns Island, SC 29455

Schweiger

5131 Coral Reef Drive Johns Island, SC 29455

Mello

1545 Thoroughbred Blvd Johns Island, SC 29455

Schoch

2784 Summertrees Blvd Johns Island, SC 29455

Deaville

3455 Great Egret Drive Johns Island, SC 29455

Deloy

1417 Tannery Row Johns Island, SC 29455

Kushubar

2920 Bell Flower Lane Johns Island, SC 29455

Turner

2985 Sweetleaf Lane Johns Island, SC 29455

Richardson

3329 Tabard Rd Johns Island, SC 29455

Miller

1531 Innkeeper Lane Johns Island, SC 29455

Dela

3521 Great Egret Drive Johns Island, SC 29455

Taylor

1654 Sparkleberry Lane Johns Island, SC 29455

Winheld

1647 Emmets Road Johns Island, SC 29455

Jenkins

3244 Dunwick Drive Johns Island, SC 29455

Demay

1130 Turkey Trot Drive Johns Island, SC 29455

Whitlock

4017 East Amy Lane Johns Island, SC 29455

Smith

2514 General Hatch Drive Johns Island, SC 29455

Shaughnessy

2410 Georgia Guard Drive Johns Island, SC 29455

McCinnis

1109 Santa Elena Way Johns Island, SC 29455

Sanders

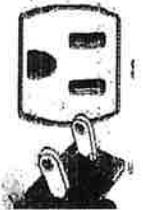
2020 Elvington Road Johns Island, SC 29455

Riley

1689 Emmetts Road Johns Island, SC 29455

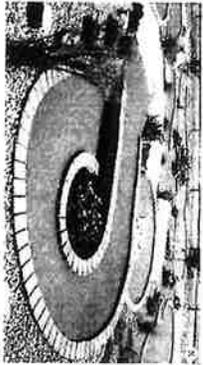
From:
shiners
1263 Segar St
Johns Island, SC 29455

COLUMBIA SC 290
15 OCT 2020 PM 4 L

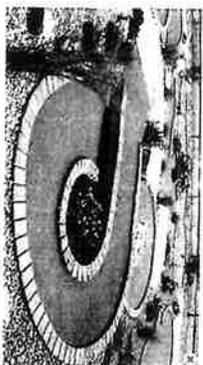


From:
Ahlemeyer
3335 Pavilion Lake Dr
Johns Island, SC 29455

CHARLESTON SC 294
17 OCT 2020 PM 3 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

Call for action for Sea Island Golf Mini-golf

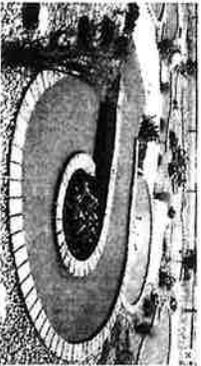
From:
schwartz
1979 Waterleaf Rd
ohns Island, SC 29455

CHARLESTON SC 294
17 OCT 2020 PM 3 L

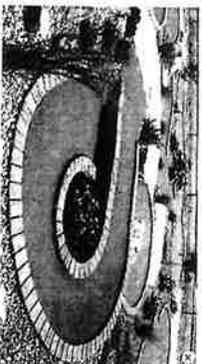


From:
Mcclure
2729 Battery Pringle Dr
Johns Island, SC 29455

CHARLESTON SC 294
17 OCT 2020 PM 3 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

Call for action for Sea Island Golf Mini-golf

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

Another good activity for kids to keep
them out of trouble

signed: Thomas Stines
address: 1263 Sagar St. Johns Island, SC 29
email address (optional): _____

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

Johns Island is a great place to live, but we
need places to play! This is a great idea
and support it fully!

signed: [Signature]
address: 2979 Wakeleaf Rd, Johns Island SC
email address (optional): _____

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

We need more family oriented fun
opportunities on Johns Island.

signed: Ronald Coleman
address: 3335 Pavilion Lakes Dr
email address (optional): _____

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

Our family would love something
to go on the island. We would
utilize this regularly.

signed: [Signature]
address: 2729 Battery Bridge Dr, Johns Island SC 2945
email address (optional): _____

From:

Mayo
3509 Gatetree Rd
Johns Island, SC 29455

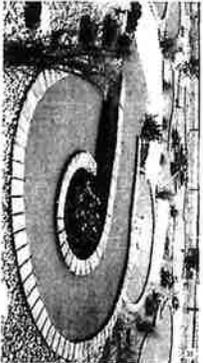
CHARLESTON SC 294
13 OCT 2020 PM 3 L



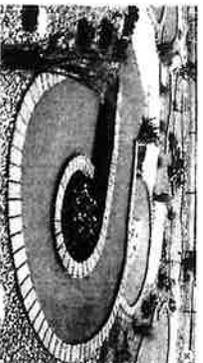
From:

Mobberly
1417 Needwood Forest Dr
Johns Island, SC 29455

COLUMBIA SC 290
15 OCT 2020 PM 4 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

Call for action for Sea Island Golf Mini-golf

From:

reshman
3279 Dunwick Dr
ohns Island, SC 29455

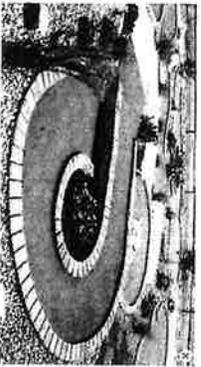
COLUMBIA SC 290
15 OCT 2020 PM 4 L



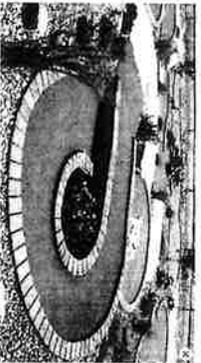
From:

Carlson
1675 Valley Oak Rd
Johns Island, SC 29455

CHARLESTON SC 294
17 OCT 2020 PM 3 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

Call for action for Sea Island Golf Mini-golf

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

We prefer family recreation
over building more houses
It's sounds like it will be
a nice addition.

signed: Maryo
address: 3509 Gatewood Rd. Johns I
email address (optional): SC29

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

We need more fun things to do on
Johns Island. We don't like leaving
the island.

signed: K. Stasch
address: 3279 Danville Dr.
email address (optional):

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

signed:
address:
email address (optional):

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

We get a lot of company + people
with kids + this would be a great
attraction to have on J21

signed: Della Cole
address: 1675 Valley Dale - J21
email address (optional):

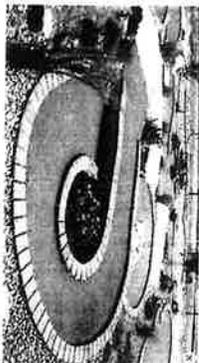
From:
Bennett
2917 Swamp Sparrow Cir
Johns Island, SC 29455

CHARLESTON SC 294
14 OCT 2020 PM 3 L

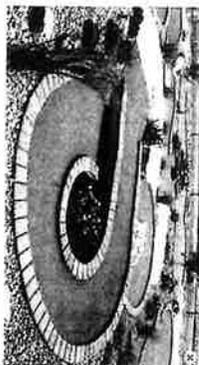


From:
Vevon
2022 Elvington Rd
Johns Island, SC 29455

CHARLESTON SC 294
14 OCT 2020 PM 1 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

14 OCT 2020 PM 1 L

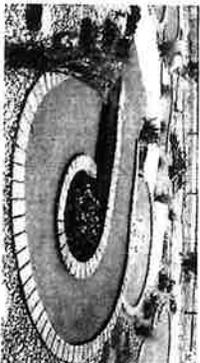
From:
Patel
2510 Private Lefler Dr
Johns Island, SC 29455

CHARLESTON SC 294
14 OCT 2020 PM 3 L

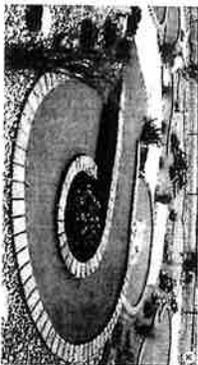


From:
Pitts
3085 Vincent Astor Dr
Johns Island, SC 29455

CHARLESTON SC 294
14 OCT 2020 PM 3 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

Call for action for Sea Island Golf Mini-golf

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on Betsy Kerrison Parkway, Johns Island.

Here is why:

I give people of Johns Island a reason to get out and enjoy all the island has to offer. It's a great time spent with family and I know my kid would love it. See Johns Island grow.

signed: *[Signature]*
address: 2917 Swamp Sparrow Cir, Johns Island, SC
email address (optional):

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on Betsy Kerrison Parkway, Johns Island.

Here is why:

I have played mini-golf many times in Charleston during my UP. It is pleasant has had a few over the years. Sounds like a good idea!

signed: *[Signature]*
address: 2083 Elvington Rd
email address (optional):

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on Betsy Kerrison Parkway, Johns Island.

Here is why:

great add for local community

signed: *[Signature]*
address: 2917 Swamp Sparrow Cir, Johns Island, SC
email address (optional):

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on Betsy Kerrison Parkway, Johns Island.

Here is why:

The mini golf course will provide fun for both locals & visitors. The course will provide jobs for Johns Island residents.

signed: *[Signature]*
address: 3085 Vincent Blvd, Johns Island, SC
email address (optional):

From:

Wilms
2762 Summertrees Blvd
Johns Island, SC 29455

CHARLESTON SC 294

14 OCT 2020 PM 1 L

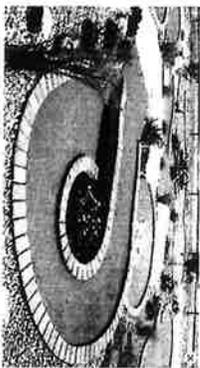


From:

Nolan
3354 Great Egret Dr
Johns Island, SC 29455

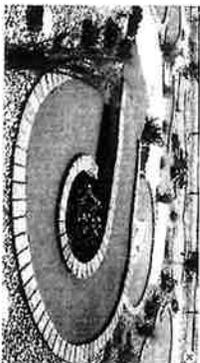
CHARLESTON SC 294

14 OCT 2020 PM 1 L



Sea Island Golf LLC

PO Box 13228
Charleston, SC 29422



Sea Island Golf LLC

PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

Call for action for Sea Island Golf Mini-golf

From:

Kocher
1953 High Meadow St
Johns Island, SC 29455

CHARLESTON SC 294

13 OCT 2020 PM 3 L

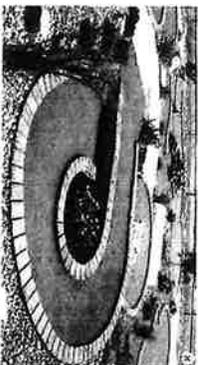


From:

Skinner
1314 Fenwick Plantation Rd
Johns Island, SC 29455

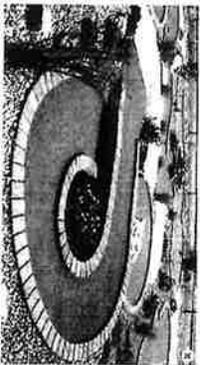
CHARLESTON SC 294

13 OCT 2020 PM 3 L



Sea Island Golf LLC

PO Box 13228
Charleston, SC 29422



Sea Island Golf LLC

PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

Call for action for Sea Island Golf Mini-golf

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

Johns Island is a growing community,
serely lacking in activities that can be
enjoyed by children, adults, and families alike

signed: Ann (Dionora Landia-Mims)
address: 2702 Summer Trees Blvd, Johns Island, SC
email address (optional): _____

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

JOHNS ISLAND NEEDS A PLACE WHERE FAMILIES
CAN GO AND ENJOY THEMSELVES. ADULTS
AND CHILDREN, THE KIDS SHOULD HAVE THEIR

signed: S-C-R-I-C
address: 31501 GREENHILL FOREST DR JOHN ISLAND SC
email address (optional): _____

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

Need Entertainment

signed: Key Baker
address: 1995 High Meadows
email address (optional): _____

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

It is a great idea and will
bring jobs to Johns Island

signed: Reid S. Davis
address: 1314 Fenwick Plantation Rd
email address (optional): _____

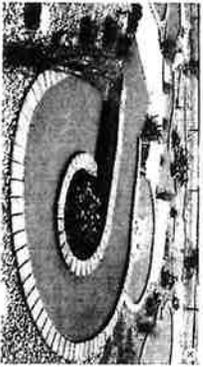
From:
Ellis
2941 Swamp Sparrow Cir
Johns Island, SC 29455

CHARLESTON SC 294
10 OCT 2020 PM 1 L



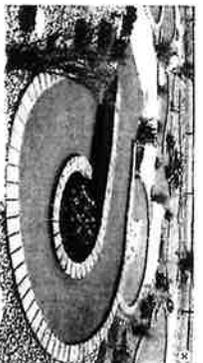
From:
Falini
1537 Fishbone Dr
Johns Island, SC 29455

CHARLESTON SC 294
10 OCT 2020 PM 1 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



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Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

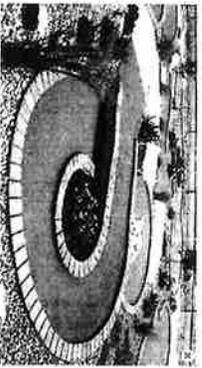
From:
Charlton
3224 Dunwick Dr
Johns Island, SC 29455

CHARLESTON SC 294
10 OCT 2020 PM 1 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



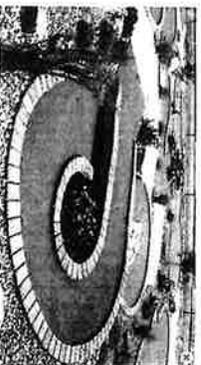
From:
Hernon
1628 Fishbone Dr
Johns Island, SC 29455

CHARLESTON SC 294
10 OCT 2020 PM 1 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

*It will be a good for Johns Island
Some thing for families to go to as
a family outing. Mini Golf is fun
for families to do together and it's good for
mini go*

signed: *Shirley E. Hill*
address: *4441 Sunway Sparrow Creek Rd*
email address (optional): _____

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

signed: _____
address: _____
email address (optional): _____

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

*This would bring a site and fun way
to keep our family entertained year-round!*

signed: _____
address: *1537 Fishbone Drive Johns Island, SC 29455*
email address (optional): _____

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

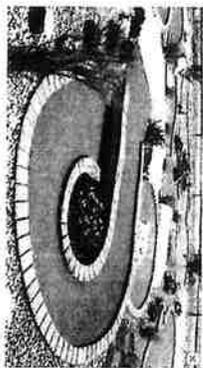
Here is why:

*It would be wonderful to have a family
friendly activity on Johns Island and we
love local businesses.*

signed: *Melissa Herndon*
address: *1028 Fishbone Dr JI SC 29455*
email address (optional): _____

From:
Connor
1666 Emmets Rd
Johns Island, SC 29455

CHARLESTON SC 294
9 OCT 2020 PM 1 L

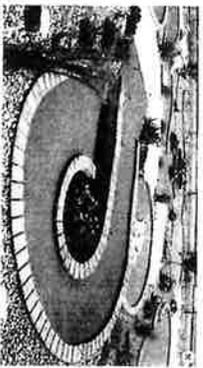


Sea Island Golf LL
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

From:
Chaney
2027 Chilhowee Rd
Johns Island, SC 29455

CHARLESTON SC 294
9 OCT 2020 PM 1 L

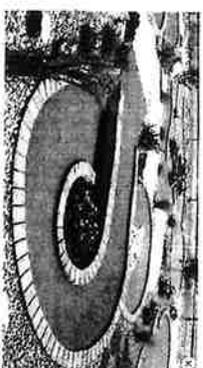


Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

From:
Farley
1702 Sparkleberry Ln
Johns Island, SC 29455

CHARLESTON SC 294
9 OCT 2020 PM 1 L

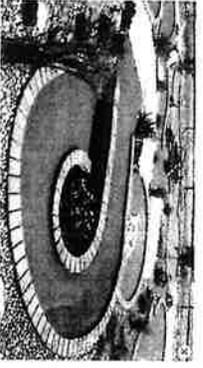


Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

From:
Chumney
1291 Segar St
Johns Island, SC 29455

CHARLESTON SC 294
9 OCT 2020 PM 1 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

Call for action for Sea Island Golf Mini-golf

Call for action for Sea Island Golf Mini-golf

TO: THE CHARLESTON COUNTY PLANNING COMMISSION / COUNTY COUNCIL
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

My 11 year old nephew
would enjoy it

signed: *Sharon L Connor*
address: *1666 Emmetts Rd*
email address (optional):

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

BECAUSE IT WILL BE FUN!

signed: *[Signature]*
address: *1104 S. PACIFIC AVENUE UNIT 512*
email address (optional):

TO: THE CHARLESTON COUNTY PLANNING COMMISSION / COUNTY COUNCIL
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

I will be bringing my nephew
and he will enjoy it

signed: *Sharon L Connor*
address: *1666 Emmetts Rd*
email address (optional):

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

Outdoor family friendly
activities desperately
needed on the
Island

signed: *[Signature]*
address: *1104 S. PACIFIC AVENUE UNIT 512*
email address (optional):

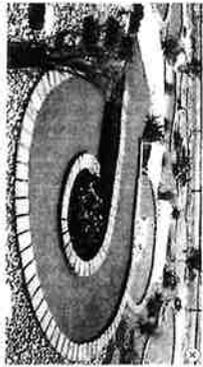
From:
Diffenderfer
3498 Field Planters Rd
Johns Island, SC 29455

CHARLESTON SC 294
7 OCT 2020 PM 1 L



From:
Bawden
1707 Sparkleberry Ln
Johns Island, SC 29455

CHARLESTON SC 294
9 OCT 2020 PM 1 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

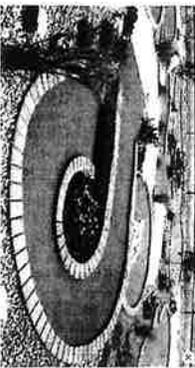
From:
Cardo
4073 East Amy Lane
Johns Island, SC 29455

CHARLESTON SC 294
6 OCT 2020 PM 1 L



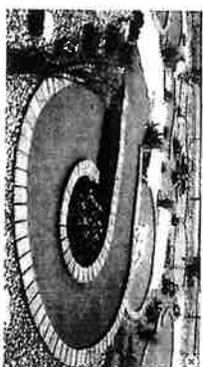
From:
Ducker
1156 Hamrick Ln
Johns Island, SC 29455

CHARLESTON SC 294
7 OCT 2020 PM 1 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

Great activity for families in the community

signed: [Signature]
address: 3458 Field Parkway, Johns Island
email address (optional):

11: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

We love doing new things.

signed: [Signature]
address: 1101 Parkview Way
email address (optional):

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

Need more Recreation outlets on Johns Island

signed: [Signature]
address: 1101 B E. Amy Ln. Johns Island SC
email address (optional):

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

~~because of the...~~
it is needed!

signed: Anna Duchon
address: 11510 HAMMICK WAY
email address (optional): Betsy's IS. 29455

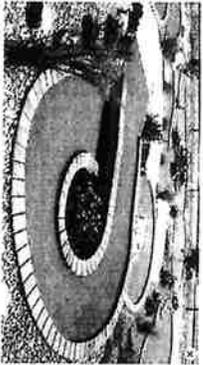
From:
Holloway
1126 St Pauls Parrish Ln -8781
Johns Island, SC 29455

CHARLESTON SC 294
7 OCT 2020 PM 3 L



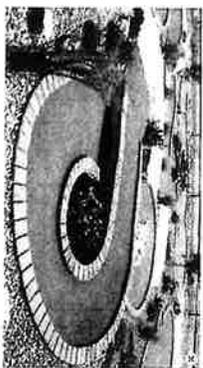
From:
Carney
3055 Vincent Astor Dr
Johns Island, SC 29455

CHARLESTON SC 294
6 OCT 2020 PM 1 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

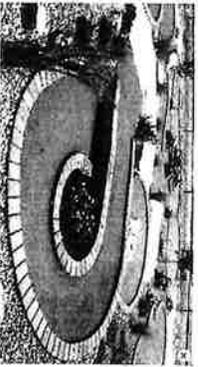
Call for action for Sea Island Golf Mini-golf

From:
Meers
1017 Pigeon Pt
Johns Island, SC 29455

CHARLESTON SC 294
19 OCT 2020 PM 3 L



From:
Unhart
4115 East Army Lane
Johns Island, SC 29455



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

I think more family oriented options
are needed on Johns Island. John's Island
is growing rapidly and people need a place to take
the family that is close and convenient.

signed: Jean McHenry
address: 1118 St. Pauls Parish Home 29455
email address (optional): _____

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

FAMILIES BOTH young and old
will enjoy joining activities,
hope that you & coes will

signed: Howard B. Moore, Sr
address: 1017 Pigeon Pt., Johns Island,
email address (optional): S.C. 29455

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

It's a great family
activity!

signed: Deborah Culver
address: 297 Bellflower Dr. Johns Island
email address (optional): _____

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

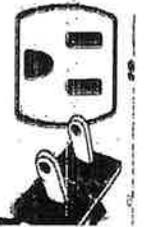
People love golf
I hope Charleston
County benefits

signed: Virginia A
address: Mrs. East Highway
email address (optional): 7144 0202 JPO PI

From:

Donohue
3324 Dunwick Dr
Johns Island, SC 29455

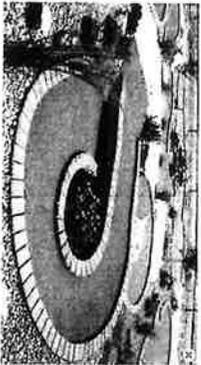
CHARLESTON SC 294
19 OCT 2020 PM 3 L



From:

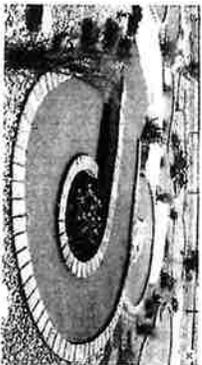
Powell
2089 Kemmerlin St
Johns Island, SC 29455

CHARLESTON SC 294
19 OCT 2020 PM 1 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

From:

Carson
3416 Dunwick Dr
Johns Island, SC 29455

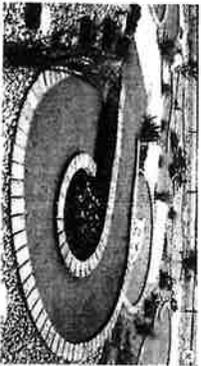
CHARLESTON SC 294
23 OCT 2020 PM 3 L



From:

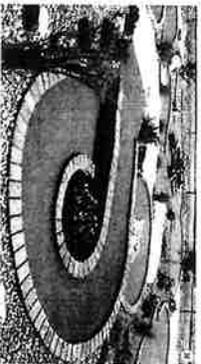
Luma
5146 Coral Reef Dr
Johns Island, SC 29455

CHARLESTON SC 294
19 OCT 2020 PM 1 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

TO: THE CHARLESTON COUNTY PLANNING COMMISSION / COUNTY COUNCIL
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island

Here is why:

We love mini golf

signed: *[Signature]*
address: 3324 Dumrick Dr
email address (optional):

TO: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

It will bring more revenue to the area.
It's looks like a fun place to take our
kids that won't be far from home.

signed: _____
address: _____
email address (optional): _____

TO: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

There are not many entertainment options
on the island & if it was built,
someone would eventually use the land for housing
anyway.

signed: *[Signature]*
address: 2059 Kominer Road Johns Island
email address (optional):

TO: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

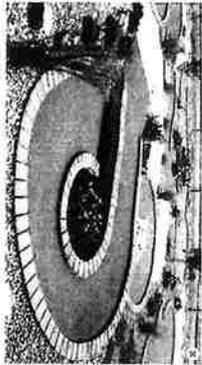
Here is why:

Good children family entertainment

signed: *[Signature]*
address: 5146 Canal Reef Dr Johns Island
email address (optional): _____

From:
Berg
1133 Rearick Rd
Johns Island, SC 29455

CHARLESTON SC 294
19 OCT 2020 PM 3 L

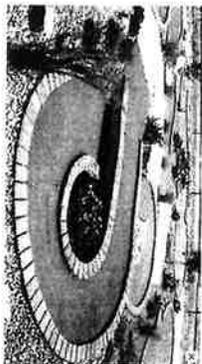


Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

From:
Nicola
1480 Willdam Pass
Johns Island, SC 29455

CHARLESTON SC 294
22 OCT 2020 PM 1 L

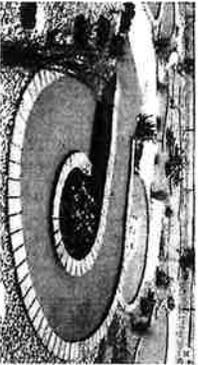
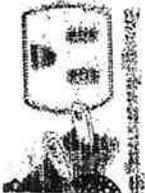


Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

From:
smith
1938 Sugarberry Ln
ohns Island, SC 29455

COLUMBIA SC 290
18 OCT 2020 PM 3 L

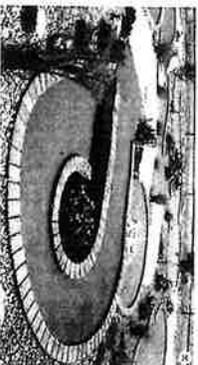


Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

From:
Tsokalias
3342 Porchview Place
Johns Island, SC 29455

CHARLESTON SC 294
23 OCT 2020 PM 1 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

Have family-friendly activities would
be opportunities for us locals and
visitors alike. My home is go to
West Ashley or North Charleston for an
entertainment that way 😊
signed: I. B. M.
address: 1133 Reander Rd, John Isld, SC 29
email address (optional): _____

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

This will be an economy booster
and a family-friendly activity.
Not to mention, we love ice cream
signed: DeLafayette Smith
address: 2958 Sugarberry Ln Johns Island 29
email address (optional): _____

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

We need more family friendly
activities for growing
Johns Island. I'm looking forward to it.
signed: Tommy Hicks
address: 1782 Milldam Pkwy
email address (optional): THM 8202 LDO 22

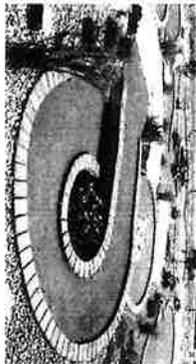
To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

IT'S FUN
signed: John P. ...
address: ...
email address (optional): _____

From:

Bradford
1242 Hamrick Ln
Johns Island, SC 29455

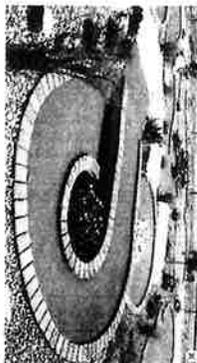


Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

From:

Neuhaus
1806 Whisperwood Rd
Johns Island, SC 29455

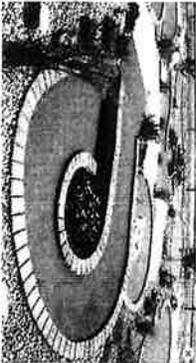


Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

From:

Rosendall
3421 Acorn Drop Ln
Johns Island, SC 29455



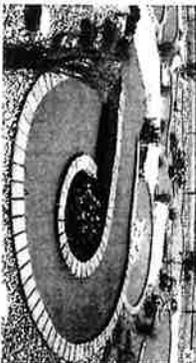
Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



From:

Ball
1171 Hazymist Ln
Johns Island, SC 29455



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

CHARLESTON SC 294
14 OCT 2020 PM 1. L



Energy Awareness Month

CHARLESTON SC 294
20 OCT 2020 PM 1 L



10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

There is very little to do on the island. As a
resort people are forced to go off-island's
which results in traffic for everyone.

signed: 
address: 1242 Hammer Mill Lane, Johns Island, SC 29431
email address (optional):

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

It is in need of family friendly
activities.

signed: Dawn Spennell
address: 3421 Acacia Drive
email address (optional): 7144 0202 100 ET

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

More fun, inclusive family
entertainment. It
appears to be a money, create jobs
source for revenue

signed: (Bob) Decker
address: 1806 Whispsolinas Rd, Johns Island
email address (optional):

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

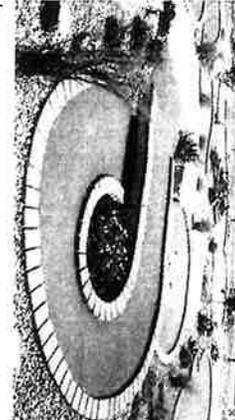
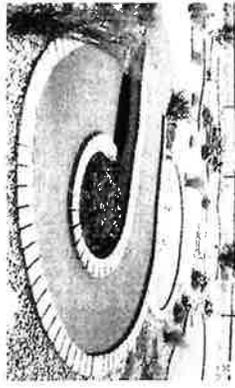
Here is why:

Would be nice to have a fun family place to
go + we love mini golf! It sounds like a fun
idea that would be close by on the island.
Good luck!

signed: Jackie Ball
address: 1171 Hazyhurst Ln Johns Island, SC 29455
email address (optional):

TO: CHARLESTON SC 294
24 OCT 2020 PM 1 L

FROM: Krahn
2744 Colonel Harrison Dr
Johns Island, SC 29455



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

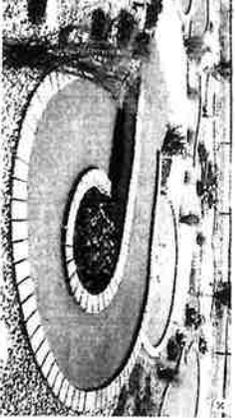
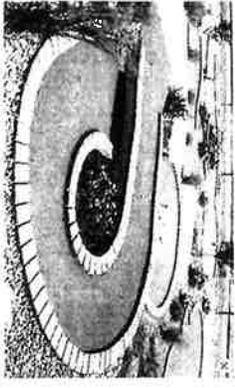
Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

Call for action for Sea Island Golf Mini-golf

TO: CHARLESTON SC 294
21 OCT 2020 PM 3 L

FROM: Wade
1044 Pigeon Pt
Johns Island, SC 29455



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

Call for action for Sea Island Golf Mini-golf



THE CHARLESTON COUNTY PLANNING COMMISSION / COUNTY COUNCIL
SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

I enjoy mini golf and I will save
it as a memory for my stay on Johns Island
for entertainment.

Signed: Althea
Address: 1210 Fern St
Email address (optional): _____

The Charleston County Planning Commission / County Council
SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

Nice place to take grandchildren.

Signed: F. Cary Goodloe
Address: 5118 Canal Road Dr. Johns Island, S.C.
Email address (optional): _____

THE CHARLESTON COUNTY PLANNING COMMISSION / COUNTY COUNCIL
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

It's a far better idea than using
the land for more housing.

Signed: Kevin Frank
Address: 2444 Colonel Harrison Dr. Johns Island
Email address (optional): 1114 0202 120 DR 29155

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

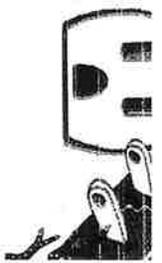
Here is why:

I have grandchildren from 3 states
who visit Staranchart the year and
I want more fun activities for them
and for me and my wife and friends

Signed: Scott Wolk
Address: 1044 Pigeon Point, Johns Island, SC
Email address (optional): 29155

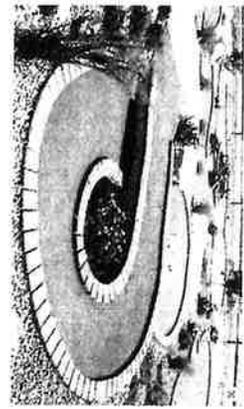
enzer
287 Fenwick Plantation Rd
Johns Island, SC 29455

26 OCT 2020 PM 1 L



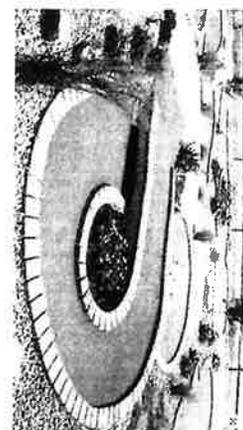
FROM:
Woolard
2206 Kemmerlin St
Johns Island, SC 29455

CHARLESTON SC 294
29 OCT 2020 PM 1 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

all for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

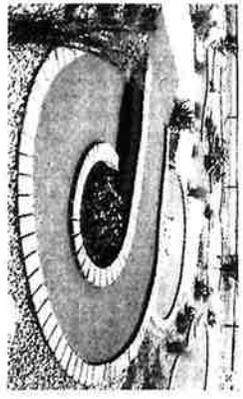
m:
1 Shelling Way
Johns Island, SC 29455

CHARLESTON SC 294
12 NOV 2020 PM 1 L



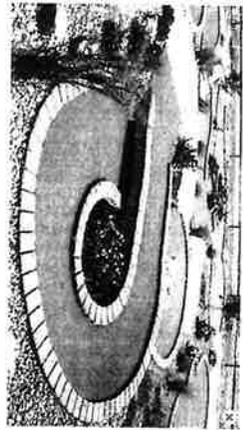
From:
Kendrick
2654 Colonel Harrison Dr
Johns Island, SC 29455

CHARLESTON SC 294
30 OCT 2020 PM 1 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

ll for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

UPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

re is why:

Sounds like a good time for!

ed: Luke Krueger

ess: _____
il address (optional): _____

The Charleston County Planning Commission / County Council
UPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

re is why:

We have 2 young boys very interested
in taking golf lessons - would love
to have one on the island!

ed: Paula Shier
ess: 15411 Shelling way Johns Island S
il address (optional): _____

UPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

We live on Johns Island and have a newborn son
our neighborhood is full of children and this would
be a great option for a family thing!

signed: Scott Wiestler

address: 2206 Remond in St Johns Island SC 29455
email address (optional): _____

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

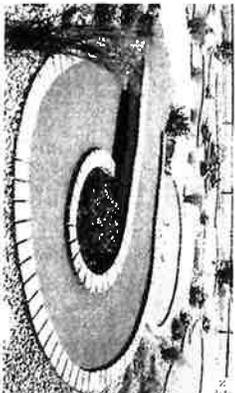
Here is why:

I think it would be a great source of
inexpensive family fun for the Johns Island
community.

signed: Paula Kendrick
address: 21054 Colonel Harrison Dr. Johns Island, SC 29455
email address (optional): _____

III:
Smith
2514 General Hatch Dr
Johns Island, SC 29455

2 NOV 2020 PM 1 L

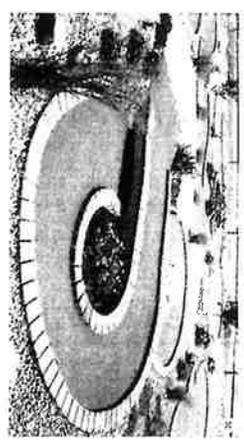


Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

IV:
Dalton
1692 Sparkleberry Ln
Johns Island, SC 29455

CHARLESTON SC 294
26 OCT 2020 PM 3 L

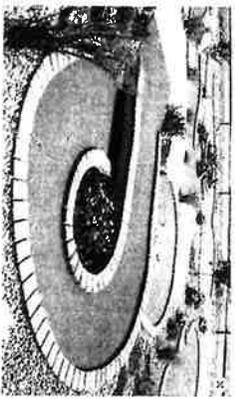


Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

M:
Timberline Dr
Island, SC 29455

CHARLESTON SC 294
9 NOV 2020 PM 1 L

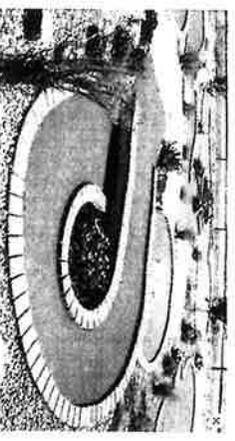


Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

From:
Dufrene
1703 Sparkleberry Ln
Johns Island, SC 29455

CHARLESTON SC 294
26 NOV 2020 PM 1 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

SUPPORT the proposed mini golf course project on Betsy Kerrison Parkway, Johns Island.

Here is why:

signed: *Alf Palmer*
address: *2362 Palmer Creek Blvd*
email address (optional):

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on Betsy Kerrison Parkway, Johns Island.

Here is why:

Family Fun - close to home
signed: *Yvonne Smith*
address: *2514 General Hatten Dr Johns Island*
email address (optional):

I SUPPORT the proposed mini golf course project on Betsy Kerrison Parkway, Johns Island.

Here is why:

I think it would be a fun addition to Johns Island, lots of family fun.
signed: *Shirley Clark*
address: *1703 Sparkleberry Lane, Johns Island*
email address (optional):

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on Betsy Kerrison Parkway, Johns Island.

Here is why:

There are so few activities for our young people here on Johns Island with the exception of organized sports. This is a wonderful family activity. We all know that our children need a strong loving family who can play together.
signed: *Debbie G. Bost*
address: *1692 Sparkleberry Ln Johns Island SC*
email address (optional):

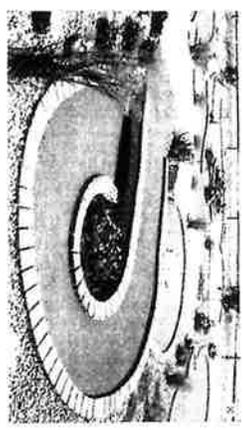
TO:
Jenkins
146 Sugarberry Ln
Johns Island, SC 29455

CHARLESTON SC 294
2 NOV 2020 PM 1 L

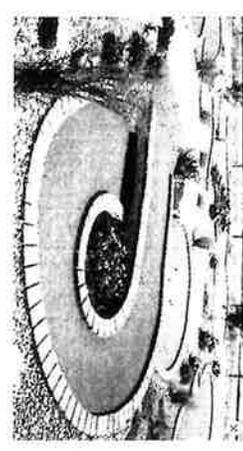


TO:
Jenkins
3244 Dunwick Dr
Johns Island, SC 29455

CHARLESTON SC 294
26 OCT 2020 PM 1 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422



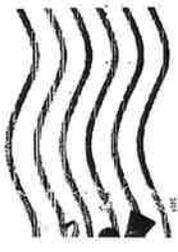
Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

Call for action for Sea Island Golf Mini-golf

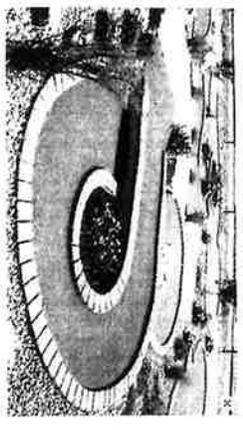
TO:
may
30 Turkey Trot Dr
Johns Island, SC 29455

CHARLESTON SC 294
3 NOV 2020 PM 3 L

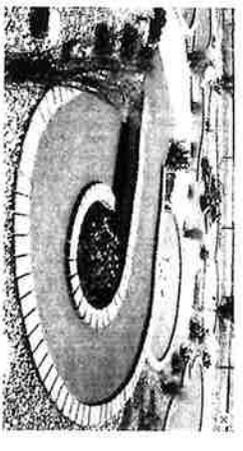


From:
Whitlock
4017 East Amy Lane
Johns Island, SC 29455

CHARLESTON SC 294
30 OCT 2020 PM 3 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

Call for action for Sea Island Golf Mini-golf

SUPPORT the proposed mini golf course project c
Betsy Kerrison Parkway, Johns Island.

Here is why:

It would be fun

igned: Cathy Rowland
address: 3046 Sugarberry Lane
mail address (optional): _____

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project c
Betsy Kerrison Parkway, Johns Island.

Here is why:

WE ARE BOTH SENIORS AND STRIVE ENJOY A ROUND OF GOLF EVERY NOW AND THEN. WE LIKE TO SEE NEW PROJECTS STARTING ON JOHN'S ISLAND

igned: _____
address: 1130 TUCKER ROAD, JOHN'S ISLAND
mail address (optional): _____

I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

It needs more entertainment options. We may be rural, but we still like to stay on the island and support our neighbors' businesses.

igned: Della Jenkins
address: 3241 DANCE DRIVE, 29455
email address (optional): n/a

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

Good - Good for families
- Outdoor setting
- Good option for island visitors

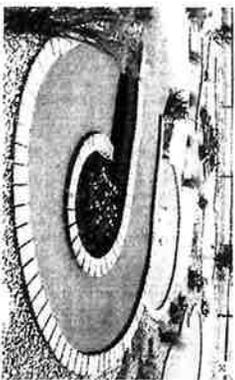
igned: Paul West
address: 4017 E Gary Ln Johns Island, SC 29455
email address (optional): _____

CHARLESTON SC 294
30 OCT 2020 PM 3 L



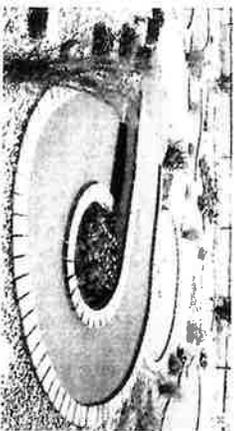
Taylor
1654 Sparkleberry Ln
Johns Island, SC 29455

CHARLESTON SC 294
30 OCT 2020 PM 1 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

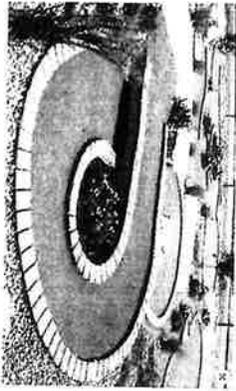
TO:
1 Great Egret Dr
Johns Island, SC 29455

CHARLESTON SC 294
27 OCT 2020 PM 1 L



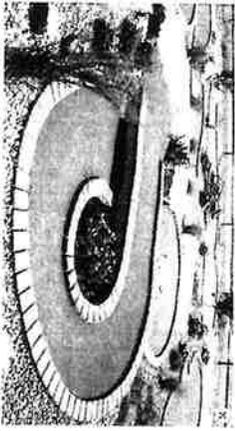
FROM:
Winheld
1647 Emmets Rd
Johns Island, SC 29455

CHARLESTON SC 294
30 OCT 2020 PM 3 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

My family has always enjoyed
playing mini golf and in fact
my entire family

red: W. M. King
address: 1521 Inkwood Ln, Johns Island, SC 29455
email address (optional): _____

The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

Who doesn't love mini golf? It's awesome!

red: Roxana DeLaRosa
address: 3524 Great Egret Drive, Johns Island, SC 29455
email address (optional): _____

I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

Johns Island needs more family
fun places & a mini golf course would
be perfect. I know several families who
would support this & believe it could do well.

signed: Self Taylor
address: 1654 Sparkleberry Ln, Johns Island, SC 29455
email address (optional): _____

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

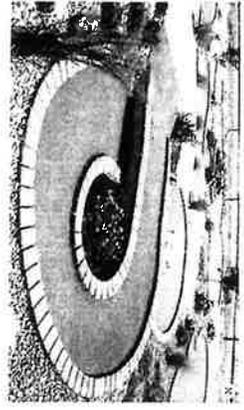
Here is why:

As a child, my family would play mini golf
together every night we were on vacation. In a time when
kids spend more time on their phones & computers, wouldn't
it be nice to bring back something a family could do together?

signed: Self
address: 1647 Emeralds Rd, Johns Island, SC 29455
email address (optional): _____

hubbar
10 Bell Flower Ln
ns Island, SC 29455

CHARLESTON SC 294
27 OCT 2020 PM 3 L

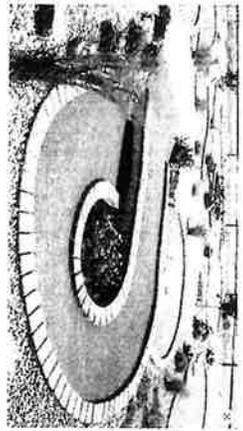


Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

all for action for Sea Island Golf Mini-golf

FROM:
Turner
2985 Sweetleaf Ln
Johns Island, SC 29455

29 OCT 2020 PM 1 L



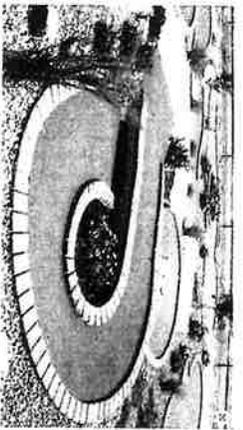
Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

From:

Richardson
3329 Tabard Rd
Johns Island, SC 29455

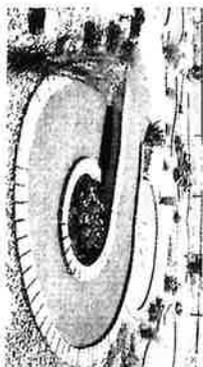
CHARLESTON SC 294
19 OCT 2020 PM 3 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

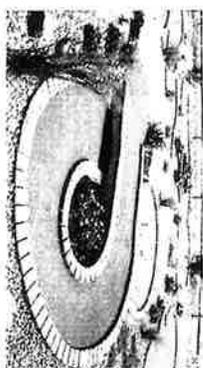
From:
Deaville
3455 Great Egret Dr
Johns Island, SC 29455



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422



From:
Schoch
2784 Summertrees Blvd
Johns Island, SC 29455



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422



Call for action for Sea Island Golf Mini-golf
1667 CS NOLSTIRVHD

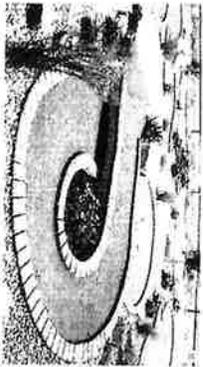
From:
wello
1545 Thoroughbred Blvd
ohns Island, SC 29455

CHARLESTON SC 294
28 OCT 2020 PM 3 L



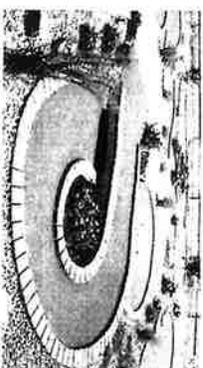
From:
Deloy
1417 Tannery Row
Johns Island, SC 29455

CHARLESTON SC 294
23 OCT 2020 PM 1 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

*If would be nice to have some recre
on the Island, not only for the residen
but I'm sure Kiawah & Seabreak tourist
would love it.*

signed: *Anne M Deaulde*
address: *3455 Great Egret Dr. 29455*
email address (optional): *annemaria9163@gmail*

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

Support the local economy

signed: *AMM*
address: *1545 Thorpe Road Blvd, Johns Island, S*
email address (optional): *casamuel@aol.com*

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

*There is definitely a need for more
family oriented activities on the
Island.*

signed: *Yvonne DeLoach*
address: *2734 Sunnites Bl, Johns Island 29455*
email address (optional): *bschool99@gmail.com*

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

Fam'ly entertainment, wholesome

signed: *MJD*
address: *1417 Tanager Row Johns Island 29455*
email address (optional): *mikeydier@cox.com*

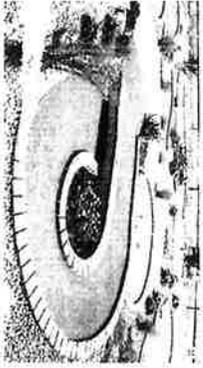
From:
Moore
1852 Halle Rd
Johns Island, SC 29455

CHARLESTON SC 294
10 OCT 2020 PM 1 L



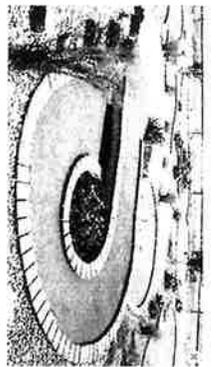
From:
Nicola
1815 Towne St
Johns Island, SC 29455

CHARLESTON SC 294
26 OCT 2020 PM 3 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

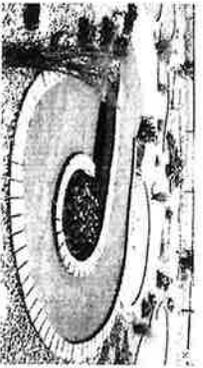
From:
Harm
1508 Thoroughbred Blvd
Johns Island, SC 29455

CHARLESTON SC 294
7 OCT 2020 PM 3 L



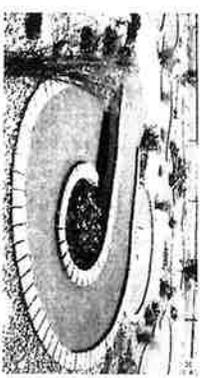
From:
Schweiger
5131 Coral Reef Dr
Johns Island, SC 29455

CHARLESTON SC 294
12 NOV 2020 PM 3 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on Betsy Kerrison Parkway, Johns Island.

Here is why:

Fun for my family.

signed: Connie Moore
address: 1852 Halle Road Johns Island SC 2945
email address (optional): cmontgomery@gmail.com

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on Betsy Kerrison Parkway, Johns Island.

Here is why:

Johns Island needs family activity options.

signed: Lori Harm
address: 1508 Thoroughbred Blvd. Johns Island
email address (optional): lori.harm@yahoo.com

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on Betsy Kerrison Parkway, Johns Island.

Here is why:

It would be an amazing activity for families to enjoy here on the island. 😊

signed: Jacqueline Niska
address: 1815 Rone Street Johns Island SC 2945
email address (optional): jdniska@icloud.com

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on Betsy Kerrison Parkway, Johns Island.

Here is why:

It's a wonderful idea and an entertainment opportunity that would be fun for both residents and for tourists. Mini golf is appropriate for all ages!

signed: Heaven E. Schweitzer
address: 510 Cedar Road Johns Island, SC 2945
email address (optional): Schweitzerheaven@gmail.com

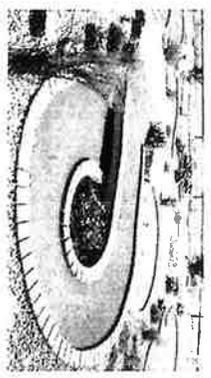
From:
Dreman
1826 Whisperwood Rd
Johns Island, SC 29455

CHARLESTON SC 294
7 OCT 2020 PM 3 L

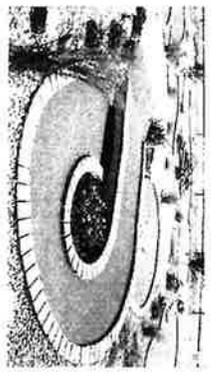


From:
Collins
5134 Coral Reef Dr
Johns Island, SC 29455

CHARLESTON SC 294
7 OCT 2020 PM 1 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

Call for action for Sea Island Golf Mini-golf

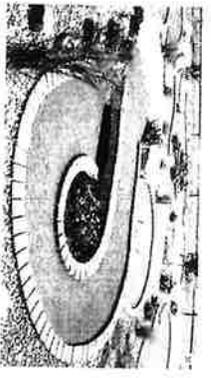
From:
Jarvey
1099 East Amy Lane
Johns Island, SC 29455

CHARLESTON SC 294
20 OCT 2020 PM 1 L

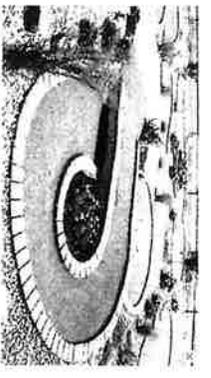


From:
Arzbach
1167 Hazy mist Ln
Johns Island, SC 29455

CHARLESTON SC 294
8 OCT 2020 PM 3 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

Call for action for Sea Island Golf Mini-golf

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

Johns Island is a great of
some family fun. Also will
bring jobs to the area.

signed: [Signature]
address: 1826 Whitsternwood Rd Johns Island
email address (optional): mdrenfemdmsn.com

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

OUTDOOR ACTIVITIES ARE GREAT!

signed: [Signature]
address: 4099 E ANN LN JOHNS ISLAND SC 29
email address (optional): MELANIEJONES@GMAIL.COM

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

We have the
greatest kids + families
here - they'll love it!
L. Lynn Bellini

signed: [Signature]
address: [Redacted]
email address (optional): lbellini201@gmail.com

5138 Carol Road Dr.

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

We'd love family entertainment on
the island!!!

signed: [Signature]
address: 1167 HAZENST LAKE, JOHNS ISLAND SC, 29518
email address (optional): THEPHE17@GMAIL.COM

From:

Strobel
1919 Halle Rd
Johns Island, SC 29455

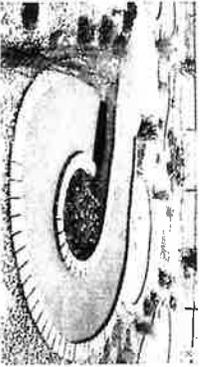
CHARLESTON SC 294
19 OCT 2020 PM 3 L



From:

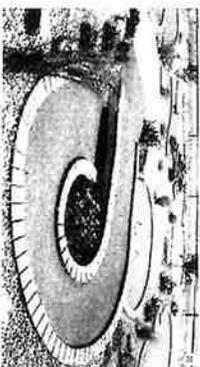
Krehel
3390 Great Egret Dr
Johns Island, SC 29455

CHARLESTON SC 294
13 OCT 2020 PM 3 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

From:

Courtright
1582 Innkeeper Ln
Johns Island, SC 29455

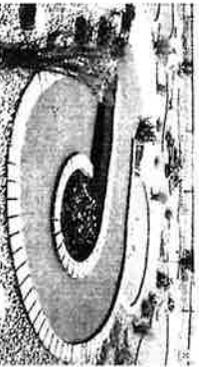
COLUMBIA SC 290
16 OCT 2020 PM 4 L



From:

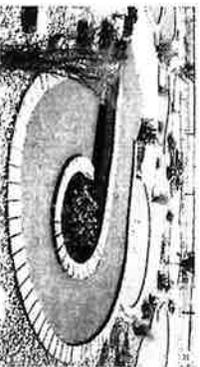
Velita
3367 Dunwick Dr
Johns Island, SC 29455

COLUMBIA SC 290
16 OCT 2020 PM 4 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

A nice local place for family entertainment
JOHNS ISLAND NEEDS PLACES LIKE THIS

signed: *Wynne S. H.*
address: 1919 NALLEE RD. JOHN ISLAND, SC 29455
email address (optional): WSTR0626@comcast.com

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

It would give some to have an entertainment spot
on Johns Island, it would help enhance Betsy
Kerrison and help the restaurants near by.
Pls make tax money for all!

signed: *Shirley M. Courtwright*
address: 1582 LINNKEE LANE 29455
email address (optional): shirley.m.courtwright@gmail.com

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

I would like a fun place to take my
grand daughter to when she comes to visit.
I also love ice cream!!

signed: *Denise Krehel*
address: 3392 GREAT GERT DR. JOHNS ISLAND SC
email address (optional): denisekrehel@gmail.com

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

Our family would love
to visit and support this mini
golf course. We need a place for this
type of fun, outdoor family fun!

signed: *John Decker*
address: 3367 DENNIS DR. JOHNS ISLAND, SC 29455
email address (optional): tew_54@yahoo.com

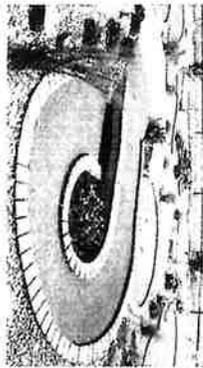
From:
Brown
1811 Whisperwood Rd
Johns Island, SC 29455

CHARLESTON SC 294
17 OCT 2020 PM 3 L



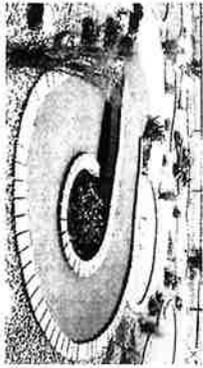
From:
Johnson
3093 Vincent Astor Dr
Johns Island, SC 29455

COLUMBIA SC 294



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

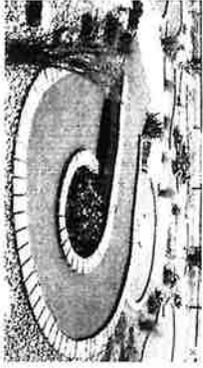
From:
Crowley
1683 Bee Balin Rd
Johns Island, SC 29455

CHARLESTON SC 294
14 OCT 2020 PM 1 L



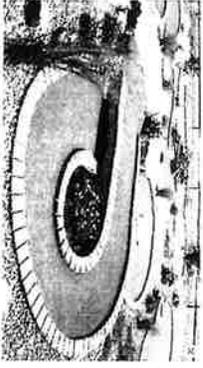
From:
Shortreed
1204 Twitchell St
Johns Island, SC 29455

CHARLESTON SC 294
15 OCT 2020 PM 3 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

family at home on the island
love golf and playing mini golf
great time to sit on the island

signed: Tom & Mary, Kerrison
address: 1011 W. Highway 17, Johns Island
email address (optional): tom@kerrison.com

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

we would love to have more
family friendly activities on the
island and there are hardly any
mini golf places in town.

signed: Debra Johnson
address: 395 Vincent Astor Drive, Johns Island
email address (optional): debra.lukas@gmail.com

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

We have two children who would love to play
here. Currently we drive to Mt P or N. Currently
both 30 + min, to play mini golf. The course seem
like a positive recreational activity which is exact
what Johns Island needs for all the new families!

signed: Don W. Mendenhall
address: 1683 Bee Balm Road, Johns Island, 29455
email address (optional): crowleylor@hotmail.com

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

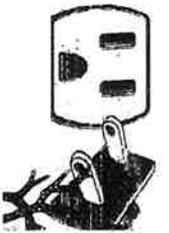
Here is why:

ALREADY FAMILY ENTERTAINMENT ON THE ISLAND
THAT IS GROWING BY THE DAY IS NEEDED.
ALSO CAN BE A SAFE HANG OUT FOR KIDS TO HAVE
PARTIES.

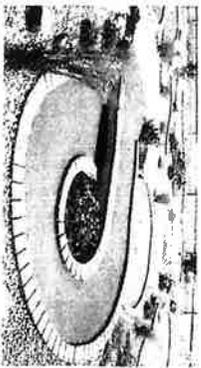
signed: Sean Stinson
address: 1204 Turramen St
email address (optional): SMS@KERRISON.COM

FROM:
Gleason
1406 Millidam Pass
Johns Island, SC 29455

CHARLESTON SC 294
13 OCT 2020 PM 3 L

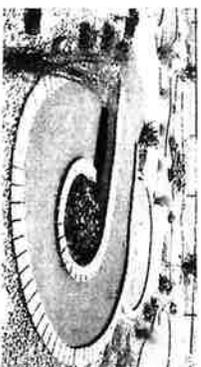


FROM:
Collins
3564 Hunters Oak Ln
Johns Island, SC 29455



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

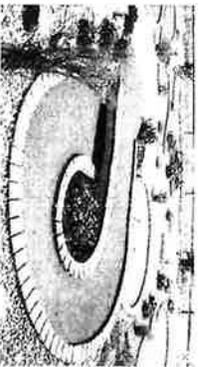
From:
Poole
4098 East Amy Lane
Johns Island, SC 29455

CHARLESTON SC 294
13 OCT 2020 PM 1 L



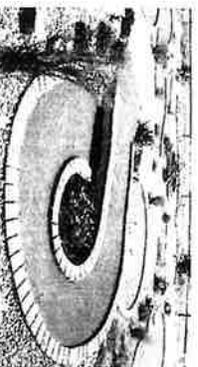
From:
Rosenberg
3205 Hydrangea Tr
Johns Island, SC 29455

CHARLESTON SC 294
13 OCT 2020 PM 3 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

signed: _____
address: _____
email address (optional): _____

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

Done tastefully and with conservation
of ecology in mind this is a
wonderful outdoor family pasttime.

signed: *Herndyell Williams*
address: *3504 Dundee Dr Johns Island*
email address (optional): *kycolins26@gmail.com*

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

Low cost family entertainment
for Johns Island community
this organization will support
local businesses & schools.

signed: *Robert Peck & Joseph Peck*
address: *4098 E. Amy Ln Johns I.*
email address (optional): *Robert.peck@2011.com*

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

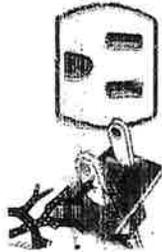
Here is why:

My grandkids and I love
miniature golf. It's good,
cheap year-round fun.

signed: *Bob Peck*
address: *5205 Hydrangea Trail 29455*
email address (optional): *bob@bobpeck.com*

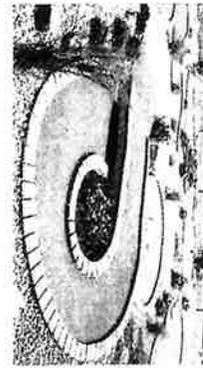
From:
Burdette
2761 Sunrose Ln
Johns Island, SC 29455

CHARLESTON SC 294
13 OCT 2020 PM 1 L



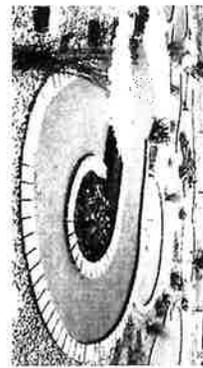
From:
Dausman
5036 Coral Reef Dr
Johns Island, SC 29455

CHARLESTON SC 294
12 OCT 2020 PM 3 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

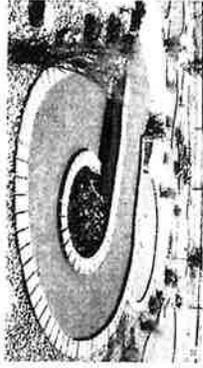
From:
Clevenger
1240 Segar St
Johns Island, SC 29455

CHARLESTON SC 294
9 OCT 2020 PM 3 L



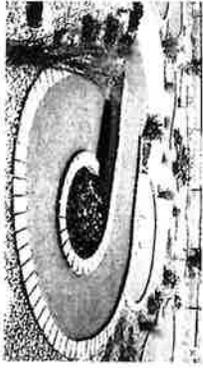
From:
Bailey
2570 Private Laffer Dr
Johns Island, SC 29455

CHARLESTON SC 294
9 OCT 2020 PM 1 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

My son loves to play mini golf with his friends
and we are looking for a place to
play mini golf.

signed: Shelley Turner
address: 2761 Sumner Road, Johns Island
email address (optional): Krista@t19.com

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

Love local activities. My family is
the only one. Also a great way to
help fund our schools. Love this activity!

signed: NT
address: 124 S. Johns St. SC 29455
email address (optional): rebecca.cle.venger@gmail.com

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

Low cost entertainment for the island
& providing jobs - jobs I - excited
to have this come to the island!

signed: Dr. Paul Neal
address: 5536 Arad Reef Dr 29455
email address (optional): theadusmans@gmail.com

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

It will be great for so. Who
whole family. We need
more to do on this island!

signed: Rebecca Paul
address: 2570 Praxtel Lefter Dr SC
email address (optional): rebecca.cle.venger@gmail.com

From:

Wilson
3075 Vincent Astor Dr
Johns Island, SC 29455

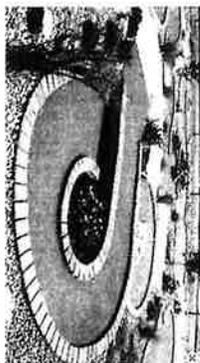
CHARLESTON SC 294

2 NOV 2020 PM 3 L

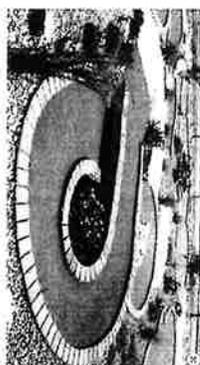


From:

Davenport
1195 Updyke Dr
Johns Island, SC 29455



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422



Call for action for Sea Island Golf Mini-golf

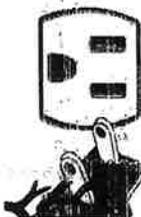
Call for action for Sea Island Golf Mini-golf

From:

Reetz
3149 Timberline Dr
Johns Island, SC 29455

CHARLESTON SC 294

19 OCT 2020 PM 1 L

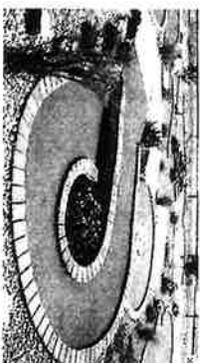


From:

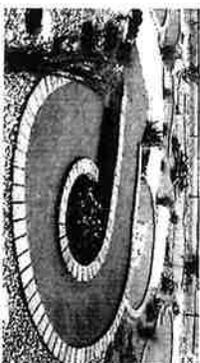
Hasenberg
1207 Krawcheck St
Johns Island, SC 29455

CHARLESTON SC 294

2 NOV 2020 PM 3 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

Call for action for Sea Island Golf Mini-golf

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on Betsy Kerrison Parkway, Johns Island.

Here is why:

We are always looking for fun family friendly activities for our family. This would be a great addition to the island. Especially during camp-19!

signed: Walden
address: 2013 Vincent Hwy Dr, Johns Island
email address (optional): khurraq@gmail.com

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on Betsy Kerrison Parkway, Johns Island.

Here is why:

I have been saying for years we need family recreation on the island (we travel to Myrtle Beach to play multiple times a year). We need something besides bars on the island. It would be a great addition.

signed: Richard Ketz
address: 3149 Timberline Drive, Johns Island 29
email address (optional): RETZER@ATT.NET

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on Betsy Kerrison Parkway, Johns Island.

Here is why:

Johns Island needs more family fun entertainment! Excited to have mini golf without leaving the island.

signed: ADavenport
address: 115 Wylie Drive Johns Island 2945
email address (optional): jordannemeth@gmail.com

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on Betsy Kerrison Parkway, Johns Island.

Here is why:

Family entertainment jobs

signed: John
address: 1207 Knawdack St Johns Island
email address (optional): jasonhasekberg@hotmail.com

From:

Willey
3205 Dunwick Dr
Johns Island, SC 29455

COLUMBIA SC 290

6 NOV 2020 PM 4 L

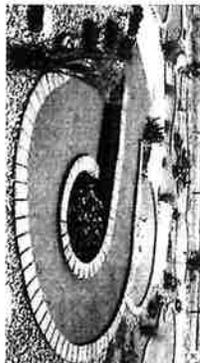


From:

Degen
3241 Hartwell St
Johns Island, SC 29455

CHARLESTON SC 294

4 NOV 2020 PM 1 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

From:

Narwick
1655 Valley Oak Rd
Johns Island, SC 29455

CHARLESTON SC 294

31 OCT 2020 PM 1 L

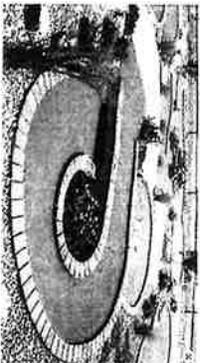


From:

Weiss
1529 Chastain Rd
Johns Island, SC 29455

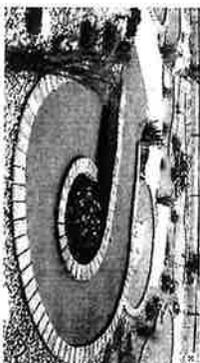
CHARLESTON SC 294

31 OCT 2020 PM 1 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

1g: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

Because it will be something fun
to add to the island. And kids
don't eat fast food anymore. Get
me out of my bubble!

signed: Art Willey
address: 3205 Duval Dr, Johns Is, SC
email address (optional): caullywilley33@gmail.com

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

Will be nice for families and
adults to do lots of fun

signed: Mrs Fayumi Williams
address: 1555 Valley Oak Rd
email address (optional): valswirk89@yahoo.com

1U: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

Johns Is. is a nice area. It's
fun to have things for the kids to
do. It's a nice area.

signed: Art Willey
address: 3205 Duval Dr, Johns Is, SC
email address (optional): caullywilley33@gmail.com

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

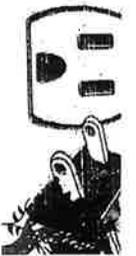
Here is why:

Johns Island can use more
outdoor family entertainment

signed: Robert Williams
address: 1529 Chestnut Road, Johns Island
email address (optional): robwilliams@aol.com

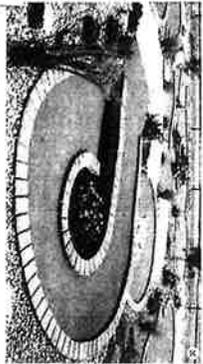
From:
Kammauf
3133 Timberline Dr
Johns Island, SC 29455

CHARLESTON SC 294
19 OCT 2020 PM 3 L



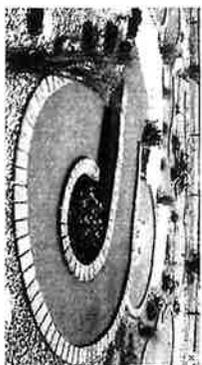
From:
Toczylowski
1711 Valley Oak Rd
Johns Island, SC 29455

CHARLESTON SC 294
30 OCT 2020 PM 1 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

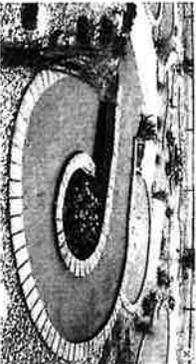
From:
Voyer
1559 Innkeeper Ln
Johns Island, SC 29455

CHARLESTON SC 294
29 OCT 2020 PM 1 L



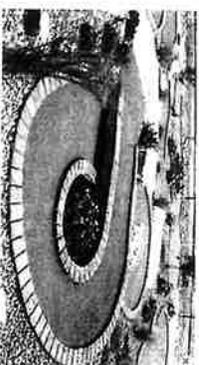
From:
Wasson
2730 Sunrose Ln
Johns Island, SC 29455

CHARLESTON SC 294
27 OCT 2020 PM 1 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

We would love some
wholesome family fun
activities!

signed: Dawn Kanner
address: 3133 Timberline Drive Johns Is
email address (optional): lauralithe7@gmail.com

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

Mini Golf is excellent fun!
Closest, 40 min away is N. Ches or Mt. P
supports local economy and increase tax rev.

signed: [Signature]
address: 1559 Inkwell Ln, Johns Island, SC 3
email address (optional): bryon.voyce@gmail.com

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island. ✓

Here is why:

Great Family Fun

signed: [Signature]
address: 1711 1/2 1st Ave Port Royal Johns Island
email address (optional): ALToy@aol.com

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

We lose momentum of golf and
would be happy to help build
one on Johns Island.

signed: [Signature]
address: 2730 Sunrise Dr. Johns Is SC 29455
email address (optional): Genisegr@gmail.com

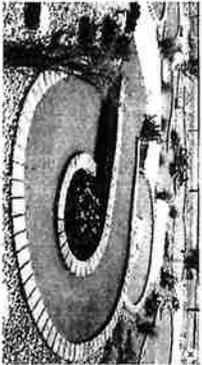
From:
MacMahon,
3344 Pavilion Lake Dr
Johns Island, SC 29455

COLUMBIA SC 290
16 OCT 2020 PM 2 L

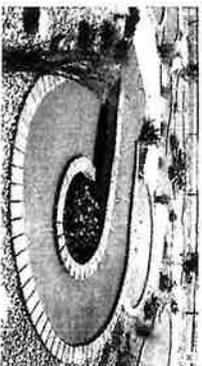


From:
Speziale
2774 August Rd
Johns Island, SC 29455

COLUMBIA SC 290
16 OCT 2020 PM 4 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

Call for action for Sea Island Golf Mini-golf

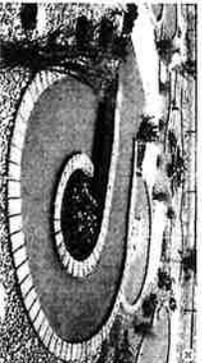
From:
Cleworth
1160 St Pauls Parrish Ln
Johns Island, SC 29455

CHARLESTON SC 294
21 OCT 2020 PM 1 L

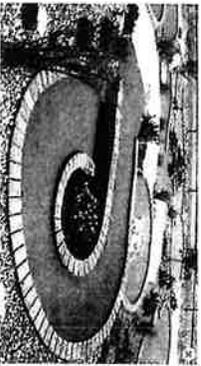


From:
Lynch
1208 Twitchell St
Johns Island, SC 29455

CHARLESTON SC 294
14 OCT 2020 PM 3 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

Call for action for Sea Island Golf Mini-golf



16 OCT 2020 PM 4 L

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

Golf is a Fun Family Friendly Activity
Nice Location For Locals and Visitors
Gets People and Kids outside for exercise

signed: Eugene Mac Mahon
address: 3344 Pavilion Lake Drive Johns Island
email address (optional): gemasmahon@yahoo.com

Here is why:

Employment opportunities for teens
Fun, affordable family pastime
Local recreation for Johns Islanders & visitors

signed: Robert Powell
address: 2774 Highway 17, Johns Island, SC 29555
email address (optional): bspj@comcast.net

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

West always looks for recreation
Activities for the seniors and visitors
This course will help.

signed: [Signature]
address: 1160 St. Pairs Pkwy, Johns Island
email address (optional): [Redacted]

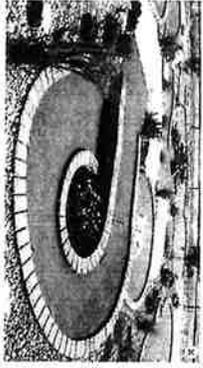
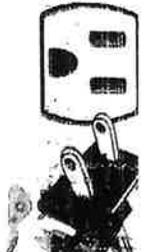
Here is why:

As golfing is getting more
popular again, another mini-house green
space will be great to have.

signed: [Signature]
address: 1208 Turrental St, 29455
email address (optional): STEVE LYNECH@GMAIL.COM

From:
Berghin
1626 Sparkleberry Ln
Johns Island, SC 29455

CHARLESTON SC 294
24 OCT 2020 PM 1 L

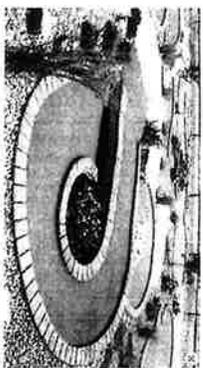


Sea Island Golf LL
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

From:
Jeeckman
1550 Chastain Rd
Johns Island, SC 29455

CHARLESTON SC 294
19 OCT 2020 PM 3 L

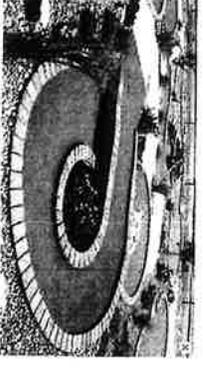


Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

From:
Eichenberger
3067 Sugarberry Ln
Johns Island, SC 29455

CHARLESTON SC 294
15 OCT 2020 PM 4 L

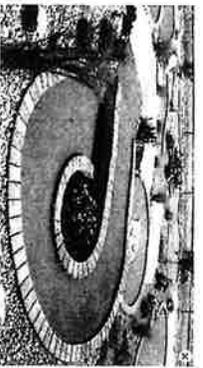


Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

From:
Vigrass
2406 Georgia Guard Dr
Johns Island, SC 29455

CHARLESTON SC 294
24 OCT 2020 PM 1 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

to: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

An affordable activity for all ages!

signed: *Jan Bergman*
address: *16216 Sparkleberry Lane*
email address (optional): *janbergman@gmail.com*

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

This would be an excellent outdoor activity for families to do in Johns Island! We would take our kids to do this all the time. please build!

signed: *Meredith & Josh Eichenberger*
address: *3067 Sugarberry Lane Johns Island*
email address (optional): *merete.eichen@gmail.com*

to: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

Somebody failed to do their job properly!

signed: *Paul W. [Signature]*
address: *1530 Charleston Rd. Johns Island SC 29455*
email address (optional): *paulew@stocktown@gmail.com*

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

Family friendly - attraction, family gathering location - ECoD Truck space would be great!

signed: *Clayton*
address: *2404 Georgia Guard Dr. Johns Island, SC 29455*
email address (optional): *vigrassbc@gmail.com*

From:
Lawrence
3488 Great Egret Dr
Johns Island, SC 29455

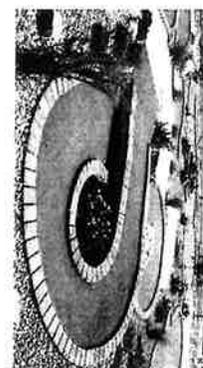


Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422



From:
Neal
1911 Blue Bayou Blvd
Johns Island, SC 29455

CHARLESTON SC 294
21 OCT 2020 PM 3 L



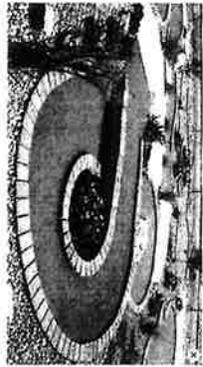
Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422



Call for action for Sea Island Golf Mini-golf

From:
Ferreya
2069 Kemmerlin St
Johns Island, SC 29455

CHARLESTON SC 294
8 OCT 2020 PM 1 L

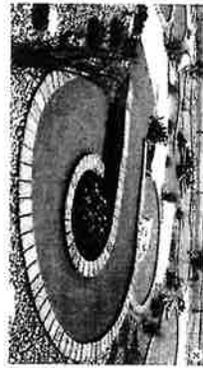


Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

From:
Shirley
242 Arrow Arum Dr
Johns Island, SC 29455

CHARLESTON SC 294
19 OCT 2020 PM 3 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

*to bring more tourism revenue to
Johns Island. It will be nice
to have some things to do
without leaving the island*

signed: *Debra Lawrence*
address: *3458 Sweet Legnet Drive Johns Island*
email address (optional): *1d1723@gmail.com*

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

We need more activities for families!

signed: *Melissa Ferriter*
address: *2009 Kemmerlin St Johns Island, SC 29*
email address (optional):

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

SO WE CAN HAVE FUN!

signed: *SEB*
address: *1911 Blue Oaks Blvd, John's Island, SC 29455*
email address (optional): *Mconelund@hotmail.com*

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

*Add more job growth to JIL. See best as well as
recreational activities. We leaving Island.*

signed: *Michelle Riebel*
address: *3342 Arad Arden Drive Johns Island, SC 29455*
email address (optional): *rickymr@jswail.com*

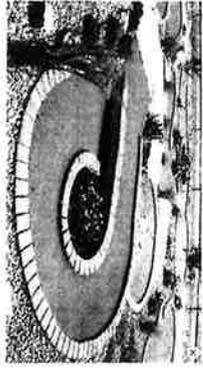
From:
Gill
4090 East Army Lane
Johns Island, SC 29455

CHARLESTON SC 294
8 OCT 2020 PM 1 L



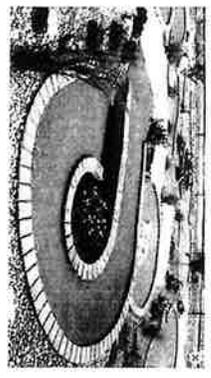
From:
Hirsch
1237 Updyke Dr
Johns Island, SC 29455

CHARLESTON SC 294
8 OCT 2020 PM 1 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
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Charleston, SC 29422

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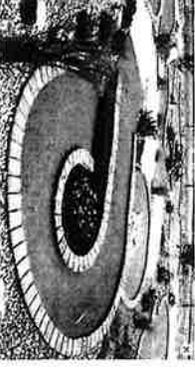
From:
uhr
1765 Sunrose Ln
ohns Island, SC 29455

CHARLESTON SC 294
7 OCT 2020 PM 3 L



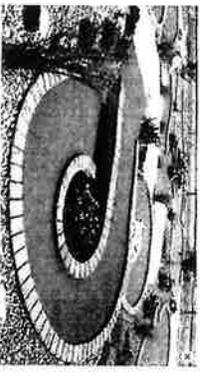
From:
Courtney
3419 Great Egret Dr
Johns Island, SC 29455

CHARLESTON SC 294
8 OCT 2020 PM 3 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

I like the idea of having a new
business in the area. It will
bring in more people and
help the local economy.

signed: Barbara M. King
address: 1400 E. Bay View Dr. S. 21st St.
email address (optional): _____

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

We are a family of
4 and would love to have
this option for entertainment
on the Island.

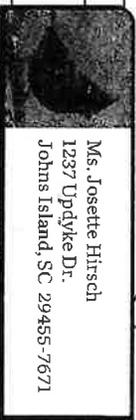
signed: [Signature]
address: 2745 Sunrise Ln Johns Is, 29
email address (optional): _____

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

We need more businesses on
Johns Island God For you
Amdus.

signed: [Signature]
address: 1237 Uptake Drive
email address (optional): Johns Island SC 29455



To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

I agree with the key points for the build & provide lowest
family entertainment. @supporting the local economy by
having local's assisting local shareholders

signed: Kelly Jackson Smith
address: 2419 Sycamore Street Johns Island SC
email address (optional): _____

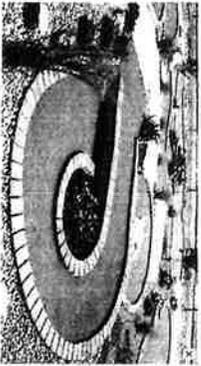
From:
Gilfert
3559 Hunters Oak Ln
Johns Island, SC 29455

CHARLESTON SC 294
7 OCT 2020 PM 3 L



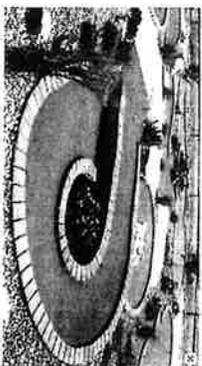
From:
Eberlin
2639 Colonel Harrison Dr
Johns Island, SC 29455

CHARLESTON SC 294
7 OCT 2020 PM 1 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

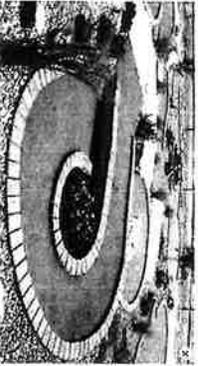
From:
Blum
2920 Sugarberry Ln
Johns Island, SC 29455

CHARLESTON SC 294
19 OCT 2020 PM 1 L



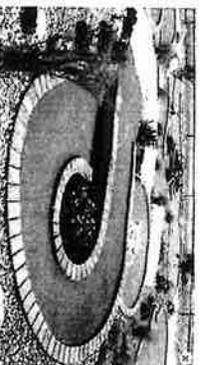
From:
Steinmetz
2727 Sunrose Ln
Johns Island, SC 29455

COLUMBIA SC 290
16 OCT 2020 PM 2 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

TO: THE CHARLESTON COUNTY PLANNING COMMISSION / COUNTY COUNCIL
I SUPPORT the proposed mini golf course project
Betsy Kerrison Parkway, Johns Island.

Here is why:

LOCAL EMPLOYERS, LOW COST RECREATION
MAYBE TO ADD TO TOURISM BEACH OR ISL

signed:



address: 3532 HUNTER ONE C/L, ST PETERS

email address (optional):

TO: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project
Betsy Kerrison Parkway, Johns Island.

Here is why:

Business owners trying to stay fun, mix of
opportunities need something, employees
and what does one activity for families
fun in the future - if anything should be
will in to Johns Island

signed:



address: 1715 Benthelash Lane, Johns I.

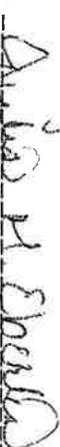
email address (optional):

TO: THE CHARLESTON COUNTY PLANNING COMMISSION / COUNTY COUNCIL
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

Local family entertainment that
will give a bump to local economy by
bring locals + will be giving back to
community = increased tax revenues locally

signed:



address: 2139 Colonel Harrison Dr 29455

email address (optional):

TO: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

Wholesale fun for our growing community.

signed:

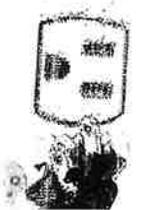


address: 2727 Sunrise Ln, Johns Island, SC 29455

email address (optional):

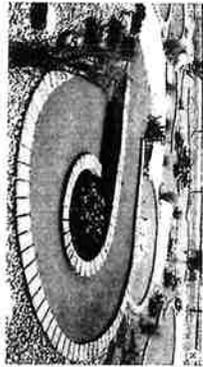
From:
Johnson
2656 Private Leflier Dr
Johns Island, SC 29455

16 OCT 2020 PM 3 L



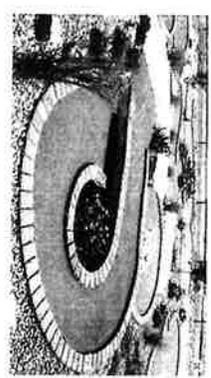
From:
Strong
1662 Sparkleberry Ln
Johns Island, SC 29455

CHARLESTON SC 294
19 OCT 2020 PM 1 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

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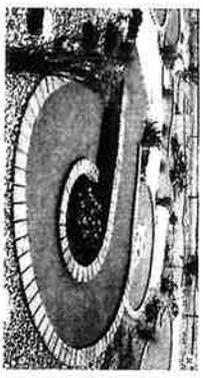
From:
Ostrom
2877 Summertrees Blvd
Johns Island, SC 29455

CHARLESTON SC 294
20 OCT 2020 PM 1 L



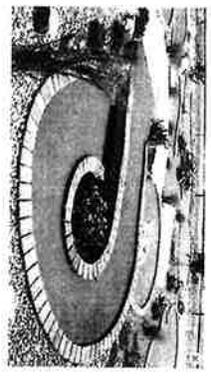
From:
Reese
3011 Sweetleaf Ln
Johns Island, SC 29455

CHARLESTON SC 294
20 OCT 2020 PM 3 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

10: The Unareston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

Great for community

signed: 
address: 4656 Pinky Lobb Rd
email address (optional):

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

Something to do.
Great location for family fun

signed: 
address: 1612 Spindel Rd
email address (optional):

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

- Low cost family entertainment
- Local business & local jobs
- Mini golf is amazing!

signed: 
address: 2877 Summerhires Blvd, Johns Island, SC
email address (optional):

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

The island is growing & needs business to
sustain itself. Rather than always needing to
leave by the two long bridges

signed: 
address: 3011 Sweetleaf Lane, Johns Island
29455
email address (optional):

From:

Sanders
2020 Elvington Rd
Johns Island, SC 29455

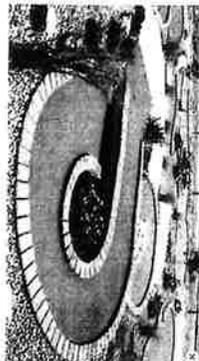
COLUMBIA SC 294



From:

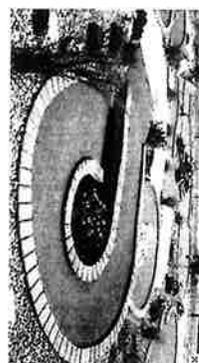
Hicks
1277 Seagar St
Johns Island, SC 29455

CHARLESTON SC 294
13 OCT 2020 PM 3 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

From:

itley
1689 Emmets Rd
ohns Island, SC 29455

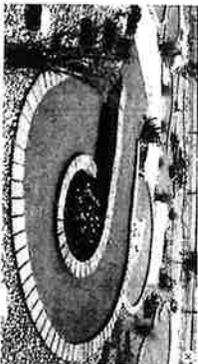
COLUMBIA SC 294
13 OCT 2020 AM 3 L



From:

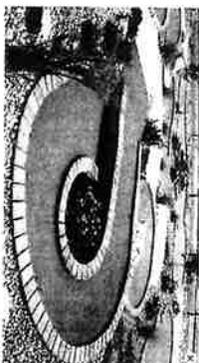
Snyder
1123 Santa Elena Way
Johns Island, SC 29455

COLUMBIA SC 294



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

We need more family
activities in our area!
Great idea!

signed: Anna Sanders
address: 2020 Flinders Rd. 29
email address (optional): _____

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

We would love a new mini-golf course for our
area. We would have a GREAT time.

signed: [Signature]
address: 1689 Snows Rd, Johns Island 29475
email address (optional): _____

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

A Fun Family activity for our growing
family. Plus for when family is in town.

signed: Willie
address: 1277 Sagar St. Johns Island SC 29455
email address (optional): _____

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

I love golf and it will bring
some fun to the island. I love
this idea.

signed: Jimmy Snyder
address: 1123 South Elean Way Johns Island SC 29475
email address (optional): _____

From:

jhaughnessy
1410 Georgia Guard Dr
ohns Island, SC 29455

CHARLESTON SC 294

19 OCT 2020 PM 3 L

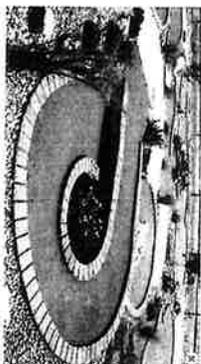


From:

kammauf
1121 St Pauls Parrish Ln
Johns Island, SC 29455

COLUMBIA SC 290

16 OCT 2020 PM 3 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

From:

awrence
1083 East Amy Lane
Johns Island, SC 29455

CHARLESTON SC 294

14 OCT 2020 PM 3 L

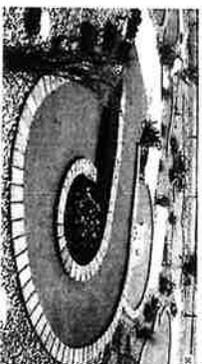


From:

Mcinnis
1109 Santa Elena Way
Johns Island, SC 29455

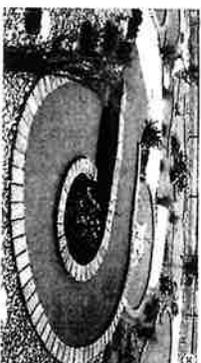
COLUMBIA SC 290

15 OCT 2020 PM 4 L



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf



Sea Island Golf LLC
PO Box 13228
Charleston, SC 29422

Call for action for Sea Island Golf Mini-golf

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

*It would be a great addition to Johns Island
Our grandkids will love it!*

signed: *Bette Struchynsky*
address: *24118 Seaward Street W Johns Island*
email address (optional): _____

10: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

*Great for Community and will
generate revenue for Coastal Street
- only if it has to be cleared (is self-way)
to help local also.*

signed: *Tyler Stewart*
address: *1121 Seaward Parks Parkway Johns Island*
email address (optional): _____

-To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

*Wonderful way of this project with the opportunity to preserve
the old school houses (if) will also benefit area
near parkway and in particular St. Charles Cemetery
Cemetery Center.*

signed: *Rolls Casdaman*
address: *4023 East Ave Lane Johns Island, SC 29455*
email address (optional): _____

To: The Charleston County Planning Commission / County Council
I SUPPORT the proposed mini golf course project on
Betsy Kerrison Parkway, Johns Island.

Here is why:

Not too far away from us

signed: *Michelle D. Myrland*
address: *1109 Seaward Elementary Way Johns Island*
email address (optional): _____

**Supplemental Information
Provided by Applicant
3/5/2021**

**SEA ISLAND GOLF COURSE
PLANNED DEVELOPMENT GUIDELINES,
TERMS AND CONDITIONS**

Revised

PAGE 7

CORRECT TYPO

Required Building Setbacks shall be as follows:

Front: 75'

Side: 10'

Rear: 15'

There shall be a 75 foot right-of-way Type S5 buffer along Betsy Kerrison Parkway, and a 15 Foot Type B rear buffer and 10 foot Type A side yard buffer, as described in the ZLDR.

The proposed development will require the Walnut Hill School House to be relocated to a new location on the site. New restrooms will be constructed adjacent to the relocated school house. These restrooms will be constructed to match the architecture of the school house and will be ADA compliant. All required Permits will be obtained for this work. The existing shed located on the property will be removed or demolished. The relocated school house will function as the check-in station for golf and bocce participants as well as the café and will be the cultural resource exhibit for visitors to learn about the history of the building and early low country education.

The picnic area will consist of open space area with up to 4 picnic tables with umbrellas and benches for people/participants to take breaks from activities, observe participants playing, eat a meal/snacks and/or for relaxation.

The existing entry porch consists of approximately 150 SF. New restrooms will consist of maximum 200 SF. The commercial operations (recreation rental, equipment storage, and café) will consist of maximum 625 SF. The total non-recreational floor area is maximum 975 SF or 0.84% of the overall site area. No residential uses are intended on the property unless developed pursuant to the R-4 Zoning District. The percentage of the lot that will be used for the Bocce Courts is maximum 1.2% and maximum 28% of the lot will be used for Miniature Golf.

5. Transportation / Traffic

The entrance to the Property will be from the Northbound Lanes of Betsy Kerrison Parkway as a right-in/right out access only into the proposed parking lot. At this location Betsy Kerrison Parkway is a

**SEA ISLAND GOLF COURSE
PLANNED DEVELOPMENT GUIDELINES,
TERMS AND CONDITIONS**

**Revised
PAGE 13**

CORRECT TYPO

D. Unaddressed items

All items not addressed by the Development Guidelines, and Site Plan document are subject to the Charleston County Zoning and Land Development Regulations requirements for the R-4 Zoning District in effect at the time of subsequent land development application submittal.

17. Impact Analysis

The proposed development plan for this parcel is for a miniature golf course. There will be limited water or sewer improvements necessary for the proposed use to this property. After construction is completed, the property will have daily visitors and staff which will be accommodated by the allotted parking spaces. The development will have minimal to no impact on existing public facilities and services.

18. Commercial Areas

Entire 2.68 acres is proposed to be for commercial use specifically for the purpose of mini golf, bocce courts with check-in area, café, and cultural resource exhibition (Walnut Hill School). The recreational public activity area will include 36 golf holes, and bocce courts totaling 33,800 SF.

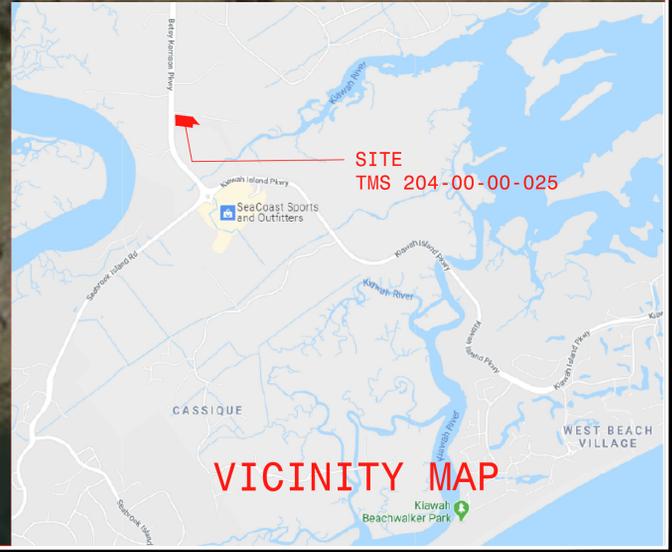
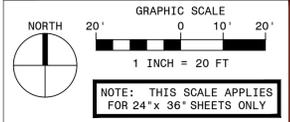
**SEA ISLAND GOLF COURSE
PLANNED DEVELOPMENT GUIDELINES,
TERMS AND CONDITIONS**

**Revised
EXHIBIT A**

CORRECT TYPO

F:\4080 Albany, Michael\20145900 Sea Island Golf Course - Land Planning\Re zoning\CAD\C Exhibits SITE AERIAL\PKM\T\2021-147.ppt Printed By: kgagnon COPYRIGHT 2019 © ALL RIGHTS RESERVED DRAWINGS MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION

COMMERCIAL USE - TOTAL AREA 2.68 AC.
RECREATIONAL PUBLIC ACTIVITY AREA - 33,800 SF



Hussey, Gay, Bell & DeYoung, Inc. Consulting Engineers of SC
 474 Wando Park Blvd., Suite 201
 Mt. Pleasant, SC 29464

HUSSEY GAY BELL

Established 1958

474 WANDO PARK BLVD., SUITE 201, MT. PLEASANT, SC 29464 / T:843.849.7500

REVISIONS:

DESIGNED	DRAWN	CHECKED	RVB
RVB	JHE	RVB	RVB

DATE: FEBRUARY 13, 2020
 JOB NO. -
 SCALE:

SEA ISLAND GOLF COURSE
 4455 BETSY KERRISON PARKWAY
 JOHNS ISLAND, SC 29455

SITE PLAN RENDERING

DRAWING NUMBER

X-3

**SEA ISLAND GOLF COURSE
PLANNED DEVELOPMENT GUIDELINES,
TERMS AND CONDITIONS**

**Revised
EXHIBIT G**

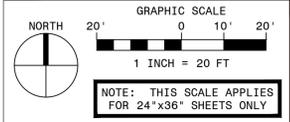
CORRECT TYPO

F:\40802 Albenesius, Michael\20145900 Sea Island Golf Course - Land Planning\Re zoning\CAD\C Exhibits SITE AREA\APR\2021\2021 - 1.147pm Printed By: kgagnon COPYRIGHT 2019 © ALL RIGHTS RESERVED DRAWINGS MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION

COMMERCIAL USE - TOTAL AREA 2.68 AC.
RECREATIONAL PUBLIC ACTIVITY AREA - 33,800 SF

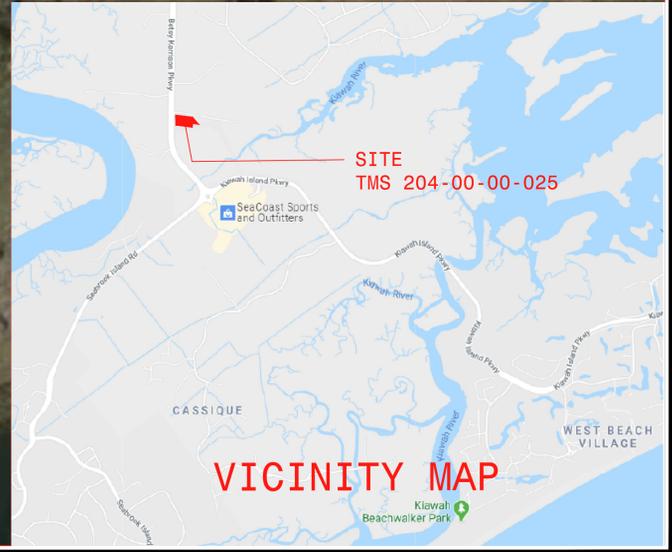


- LEGEND**
- IRON PIPE FOUND
 - CONCRETE MONUMENT FOUND
 - POWER LINES
 - SPOT ELEVATION
 - CONTOUR
 - GRAND OAK
 - AK
 - PINE
 - HACKBERRY
 - FIG
 - CEDAR
 - MAGNOLIA
 - MAPLE
 - TREE PROTECTION



LINE TABLE

LINE	LENGTH	BEARING
L1	5.28	S49°53'39"E
L2	5.39	S76°17'46"E
L3	2.27	N08°34'59"E



Hussey, Gay, Bell & DeYoung, Inc. Consulting Engineers of SC
 474 Wando Park Blvd., Suite 201
 Mt. Pleasant, SC 29464

HUSSEY GAY BELL
 Established 1958

474 WANDO PARK BLVD., SUITE 201, MT. PLEASANT, SC 29464 / T:843.849.7500

REVISIONS:

NO.	DATE	DESCRIPTION

DESIGNED: RVB
DRAWN: JHE
CHECKED: RVB

DATE: FEBRUARY 13, 2020

JOB NO. -

SCALE: -

SEA ISLAND GOLF COURSE
 4455 BETSY KERRISON PARKWAY
 JOHN'S ISLAND, SC 29455

SITE UTILITY PLAN

DRAWING NUMBER
X-5

**SEA ISLAND GOLF COURSE
PLANNED DEVELOPMENT GUIDELINES,
TERMS AND CONDITIONS**

**Revised
EXHIBIT I
CORRECT TYPO**

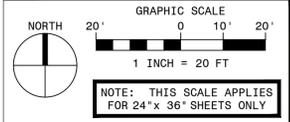
F:\4080 Abneaus, Michael\20145900 Sea Island Golf Course - Land Planning\Re zoning\CAD\C Exhibits\CONCEPTUAL\LANDSCAPE PLAN.dwg Printed By: kgagnon COPYRIGHT 2019 © ALL RIGHTS RESERVED DRAWINGS MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION

COMMERCIAL USE - TOTAL AREA 2.68 AC.
RECREATIONAL PUBLIC ACTIVITY AREA - 33,800 SF



LEGEND

- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- POWER LINES
- SPOT ELEVATION
- CONTOUR
- GRAND OAK
- AK
- PINE
- HACKBERRY
- FIG
- CEDAR
- MAGNOLIA
- MAPLE
- TREE PROTECTION

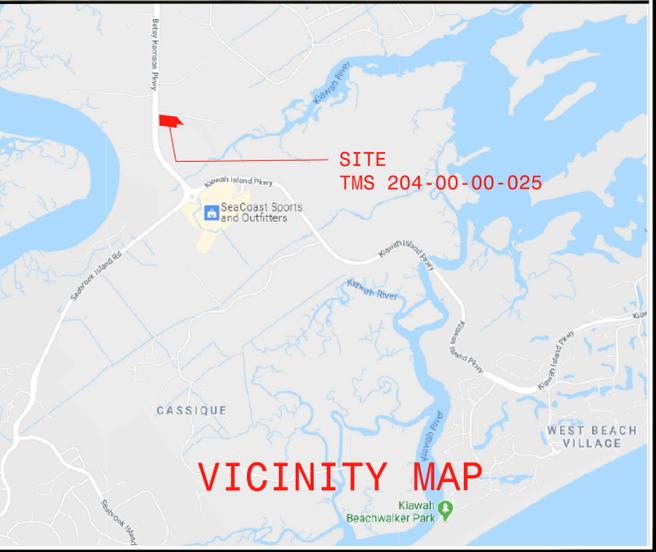


LINE TABLE

LINE	LENGTH	BEARING
L1	5.28	S49°53'39\"E
L2	5.39	S76°17'46\"E
L3	2.27	N08°34'59\"E

PLANTING SCHEDULE

	<ul style="list-style-type: none"> • QUERCUS VIRGINIANA 'HIGHRISE' • HIGHRISE LIVE OAK • ULMUS PAVIFOLIA 'DRAKE' • DRAKE ELM • ACER BUERGERIANUM • TRIDENT MAPLE • OSTRAYA VIRGINIANA • HOP HORNBEAM TREE 	10' - 12' HT 2\" CAL
	<ul style="list-style-type: none"> • LAGERSTROEMIA INDICA 'NATCHEZ' • NATCHEZ CREPE MYRTLE • CERCIS CANADENSIS 'OKLAHOMA' • OKLAHOMA REDBUD 	8' HT 1.5\" CAL
	<ul style="list-style-type: none"> • PODOCARPUS MACROPHYLLA 'MAKI' • MAKI JAPANESE YEW • LIGUSTRUM JAPONICUM 'RECURVIFOLIUM' • CURLY LEAF LIGUSTRUM • ABELIA X GRANDIFLORA 'SHERWOODII' • SHERWOOD ABELIA • MUHLBERGIA FILIPES • SWEET GRASS 	18\" HT 18\" HT 15\" HT 24\" HT



Hussey, Gay, Bell & DeYoung, Inc. Consulting Engineers of SC
 474 Wando Park Blvd, Suite 201
 Mt. Pleasant, SC 29464

HUSSEY GAY BELL
 Established 1958

474 WANDO PARK BLVD., SUITE 201, MT. PLEASANT, SC 29464 / T:843.849.7500

REVISIONS:

NO.	DATE	DESCRIPTION

DESIGNED	RVB	DRAWN	JHE	CHECKED	RVB
DATE:	FEBRUARY 13, 2020				
JOB NO.:					
SCALE:					

SEA ISLAND GOLF COURSE
 4455 BETSY KERRISON PARKWAY
 JOHNS ISLAND, SC 29455

CONCEPT LANDSCAPE PLAN

DRAWING NUMBER
X-6

Deferral Requests

HELLMAN YATES & TISDALE

ATTORNEYS AND COUNSELORS AT LAW

JONATHAN L. YATES
DIRECT VOICE 843 414-9754
JLY@HELLMANYATES.COM

HELLMAN YATES & TISDALE, PA
105 BROAD STREET, THIRD FLOOR
CHARLESTON, SOUTH CAROLINA 29401
V 843 266-9099
F 843 266-9188

March 11, 21

VIA E-MAIL

The Honorable Teddie E. Pryor, Sr
Chairman of Charleston County Council
4045 Bridge View Drive,
North Charleston, Sc 29405

Re: ZREZ-01-21-00122 (Request to Rezone from Single-Family Residential (R-4) to PD-178, *Sea Island Golf*, to allow for outdoor recreation, a café, and an educational exhibit)

Dear Chairman Pryor,

We respectfully request that the above item be deferred from Charleston County Council's April 13, 2021 Public Hearing Agenda to the Charleston County Council's June 8, 2021 Public Hearing Agenda. We are making this request in order to spend more time addressing the concerns of the neighbors surrounding the proposed project

If you have any questions or concerns in regards to this request, please do not hesitate to contact me directly. I can be reached at (843) 414-9754 or (843) 813-0103.

Thank you so much for all your help with this.

With warmest regards, I am

Yours very truly,



Jonathan L. Yates

JLY:jlc
Enclosures

Cc: Kristen Salisbury, Clerk of Council
Joel Evans, Zoning & Planning Director
Andrea Pietras, Deputy Zoning & Planning Director

HELLMAN YATES

ATTORNEYS AND COUNSELORS AT LAW

JONATHAN L. YATES
DIRECT VOICE 843 414-9754
JLY@HELLMANYATES.COM

HELLMAN YATES, PA
105 BROAD STREET, THIRD FLOOR
CHARLESTON, SOUTH CAROLINA 29401
V 843 266-9099
F 843 266-9188

May 10, 21

VIA E-MAIL

The Honorable Teddie E. Pryor, Sr
Chairman of Charleston County Council
4045 Bridge View Drive,
North Charleston, Sc 29405

Re: ZREZ-01-21-00122 (Request to Rezone from Single-Family Residential (R-4) to PD-178, *Sea Island Golf*, to allow for outdoor recreation, a café, and an educational exhibit)

Dear Chairman Pryor,

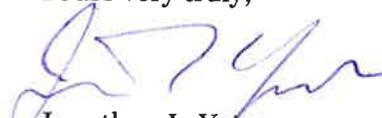
We respectfully request that the above item be deferred from Charleston County Council's June 8, 2021 Public Hearing Agenda to the Charleston County Council's July 27, 2021 Public Hearing Agenda. We are making this request in order to have additional time to continue to conduct important community outreach.

If you have any questions or concerns in regards to this request, please do not hesitate to contact me directly. I can be reached at (843) 414-9754 or (843) 813-0103.

Thank you so much for all your help with this.

With warmest regards, I am

Yours very truly,



Jonathan L. Yates

JLY:jlc
Enclosures

Cc: Kristen Salisbury, Clerk of Council
Joel Evans, Zoning & Planning Director
Andrea Pietras, Deputy Zoning & Planning Director

HELLMAN YATES
ATTORNEYS AND COUNSELORS AT LAW

Jonathan L. Yates
Direct Voice 843 414-9754
JLY@HELLMANYATES.COM

Hellman Yates, pa
105 Broad Street, Third Floor
Charleston, South Carolina 29401
v 843 266-9099
f 843 266-9188

6/14/2021

VIA E-MAIL

The Honorable Teddie E. Pryor, Sr
Chairman of Charleston County Council
4045 Bridge View Drive,
North Charleston, Sc 29405

Re: ZREZ-01-21-00122 (Request to Rezone from Single-Family Residential (R-4) to PD-178, *Sea Island Golf*, to allow for outdoor recreation, a café, and an educational exhibit)

Dear Chairman Pryor,

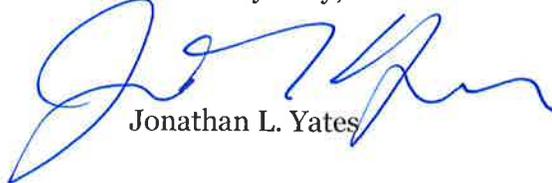
We respectfully request that the above item be deferred from Charleston County Council's July 27, 2021 Public Hearing Agenda to the Charleston County Council's August 31, 2021 Public Hearing Agenda. We are making this request in order to continue conducting important community outreach throughout the summer months.

If you have any questions or concerns in regards to this request, please do not hesitate to contact me directly. I can be reached at (843) 414-9754 or (843) 813-0103.

Thank you so much for all your help with this.

With warmest regards, I am

Yours very truly,



Jonathan L. Yates

JLY:jlc
Enclosures

Cc: Kristen Salisbury, Clerk of Council
Joel Evans, Zoning & Planning Director
Andrea Pietras, Deputy Zoning & Planning Director

HELLMAN YATES

ATTORNEYS AND COUNSELORS AT LAW

Jonathan L. Yates
Direct Voice 843 414-9754
JLY@HELLMANYATES.COM

Hellman Yates, pa
105 Broad Street, Third Floor
Charleston, South Carolina 29401
v 843 266-9099
f 843 266-9188

8/5/2021

VIA E-MAIL

The Honorable Teddie E. Pryor, Sr
Chairman of Charleston County Council
4045 Bridge View Drive,
North Charleston, Sc 29405

Re: ZREZ-01-21-00122 (Request to Rezone from Single-Family Residential (R-4) to PD-178, *Sea Island Golf*, to allow for outdoor recreation, a café, and an educational exhibit)

Dear Chairman Pryor,

Due to the Charleston County Council's regularly scheduled August, 2021 meeting being moved from August 31, 2021 to August 24, 2021, we respectfully request that the above item be deferred from Charleston County Council's August 24, 2021 Public Hearing Agenda to the Charleston County Council's October 12, 2021 Public Hearing Agenda. We are making this request as we already have prior commitments for August and September.

If you have any questions or concerns in regards to this request, please do not hesitate to contact me directly. I can be reached at (843) 414-9754 or (843) 813-0103.

Thank you so much for all your help with this.

With warmest regards, I am

Yours very truly,



Jonathan L. Yates

JLY:jlc
Enclosures

Cc: Kristen Salisbury, Clerk of Council
Joel Evans, Zoning & Planning Director
Andrea Pietras, Deputy Zoning & Planning Director

Public Input

W

Petition to support MINI-GOLF

There is a proposal to develop the 2.75 acre lot located at 4455 Betsy Kerrison Parkway (next to the Kiawah Municipal Center) into a professionally designed and landscaped, 36 hole 'golfers' miniature golf course. The abandoned Walnut Hill schoolhouse on the lot will be saved and refurbished. It will be GREAT to have a local entertainment option for all ages while also supporting local charities.

This project is NOT a 'Myrtle Beach style' putt-putt course so there will be no garish signage, no pirate ships, no dinosaurs, no go carts and no batting cages!

I SUPPORT this project.

	Printed name	Address	Phone# or Email	Signature
#1	Jennifer Passantino	2967 Deer Point Dr., JI 29455	843-641-7789	Jennifer Passantino, PA-C
#2	George Corber	3200 Private Circle, Seabrook Island 29155	843-508-4142	George Corber
#3	Joy Ingram	4825 Green Dolphin Way		Joy Ingram
#4	Jerry Ingram	4825 Green Dolphin Way		Jerry Ingram
#5	Tara Perry	3236 Middle Neck		Tara Perry
#6	Joseph Perry	3236 Middle Neck		Joseph Perry
#7	Bill Huff	2856 Baywood		Bill Huff
#8	Joseph T. Doyle	9 Ocean Grand, KI		Joseph T. Doyle
#9	Donna Brown	2444 Golf Oak Park SBE		Donna Brown
#10	Kim Stadelma	2961 Baywood Dr.		Kim Stadelma
#11	Patricia R. Huff	2856 Baywood Dr. Seabrook, SC		Patricia R. Huff
#12	Patricia R. Bacon	ppb@comcast.net		Patricia R. Bacon
#13	MIKE KISTNER	2825 WINDY DR. W. KISTNER, CHARLOTTE, NC		MIKE KISTNER
#14	Carol Price	2500 Clear Marsh Rd		Carol Price
#15	Terry Cherry	1606 Courtside Villas SBI	29435	Terry Cherry

The Lot is currently zoned R4 - which allows 11 houses (or more if low-income housing), however it is unsuitable for housing due to the Berkely Electric substation next to this property. It is unsuitable for RESIDENTIAL.

Petition to support MINI-GOLF on Johns Island

There is a proposal to develop the locally owned, vacant, 2.75 acre lot located at 4455 Betsy Kerrison Parkway (between Resurrection Road and the Kiawah Municipal Center) into a family friendly, tastefully landscaped miniature golf course. The abandoned Walnut Hill schoolhouse on the lot will be saved and refurbished. It will be GREAT for our community as an entertainment option for all ages that will bring local jobs and tax dollars and also support local charities. It will look so much better than the current vacant lot!

This project is NOT a 'Myrtle Beach style' putt-putt course and there will be no pirate ships, dinosaurs nor go carts! It is not associated with Kiawah Island nor Seabrook Island.

As a member of the Johns Island community, I SUPPORT this project.

	<u>Printed name</u>	<u>Address</u>	<u>Phone# or Email</u>	<u>Signature</u>
#1	Julia Lanetti	608 King Haven Ln	843343 9133	Julia Lanetti
#2	SUSIE STROUPE	BRIAR CREEK	843-768-9750	Susie Stroupe
#3	Margaret Hores	3344 River Landing Rd	843-343-9813	Margaret Hores
#4	Michael E. Pezalla	1132 St Pauls Parish Lane	Johns Island S.C. 843-626-4977	Michael E. Pezalla
#5	Henry Lewis	1839 Briarblush Lane	803-442-4999	Henry Lewis
#6	Kana Wilson	3130 Olivia Marie Ln	Johns Island	Kana Wilson
#7	Jana Barjauoi	3024 Dewa Ridge Dr		Jana Barjauoi
#8	James W. Barnes	1229 White Tail Path		James W. Barnes
#9	Michael O'Donnell	2602 Pittwater Rd	843-970-2787	Michael O'Donnell
#10	Russ Preston	3266 Sunnyside	Johns Is	Russ Preston
#11	KAREN PRESTON			Karen Preston
#12	Tammy Corbett	5544 Chisom Rd	Johns Is	Tammy Corbett
#13	Dave Nelson	4225 Haulover Dr		Dave Nelson
#14	Lori Crowley	1683 Bee Balm Rd	Johns Island SC 29455	Lori Crowley
#15	Wally Corbett	5544 Chisom Rd	Johns Is	Wally Corbett

The Lot is currently zoned R4 - which allows 11 houses (or more if low-income housing), however it is unsuitable for housing due to the Berkely Electric substation next to this property. It is unsuitable for RESIDENTIAL.

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I SUPPORT this project.

	Printed name	Address	Phone# or Email	Signature
#1	Lisa O'Donnell	130 Gardeners Cir #526 Johns Is. SC	970-819-1848	<i>Lisa O'Donnell</i>
#2	Elizabeth Zurlengo	3053 Sweetleaf Ln Johns Island SC	Marlene & Timbers Kiawah.com	<i>Elizabeth Zurlengo</i>
#3	Patricia Short	504 Cobby Creek Johns Island SC		<i>Patricia Short</i>
#4	Lynne Copple	547 Cobby Creek Johns Island, SC		<i>Lynne Copple</i>
#5	Betsy Thomas	1934 #101 Mitnick Ln, Johns Is.		<i>Betsy Thomas</i>
#6	Jack Wilson	2880 Captain Sams Rd. Johns Island SC	29455	<i>Jack Wilson</i>
#7	Jeffrey Blake	190 High Hamble, SE		<i>Jeffrey Blake</i>
#8	Pat Thomas	1934, 101 Mitnick Ln, Johns Is.		<i>Pat Thomas</i>
#9	Rene Wilson	2880 Captain Sams Rd Johns Island SC	29455	<i>Rene Wilson</i>
#10	Jacqueline C. Blake	190 High Hamble Seabrook		<i>Jacqueline C. Blake</i>
#11	Nikki Smith	1141 Turtle Watch Way Seabrook Is, SC	29455	<i>Nikki Smith</i>
#12	Kathryn Smith	1141 Turtle Watch Lane Seabrook, SC	29455	<i>Kathryn Smith</i>
#13	Ian Smith	1141 Turtle Watch Lane Seabrook, SC	29455	<i>Ian Smith</i>
#14	PEARSE GAFFNEY	2623 SEABROOK ISLAND RD, JOHN'S ISLAND, SC	29455	<i>Pearse Gaffney</i>
#15	Margaret Anne Gaffney	2623 Seabrook Island Rd Johns Island SC	29455	<i>Margaret Anne Gaffney</i>

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I SUPPORT this project.

	<u>Printed name</u>	<u>Address</u>	<u>Phone# or Email</u>	<u>Signature</u>
#1	Carolyn Cartrell	572 Oyster Cove Dr.	504.609.9741	<i>Carolyn Cartrell</i>
#2				
#3	Susan Cartrell	267 Sea Marsh		<i>Susan S. Cartrell</i>
#4				
#5	Charles C. Cartrell, III	267 Sea Marsh Dr.		<i>Charles C. Cartrell</i>
#6				
#7				
#8				
#9				
#10				
#11				
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#14				
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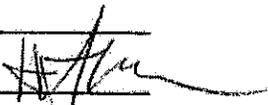
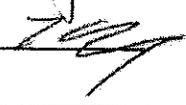
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As a member of the Johns Island community, I SUPPORT this project.

<u>Printed name</u>	<u>Address</u>	<u>Phone# or Email</u>	<u>Signature</u>
#1 Heather Brush	3134 Timberline Dr.	Johns Island SC 29455	
#2 TODD BIERLY	7332 INDIGO RUN	J I, SC 29455	
#3			
#4			
#5			
#6			
#7			
#8			
#9			
#10			
#11			
#12			
#13			
#14			
#15			

The Lot is currently zoned R4 - which allows 11 houses (or more if low-income housing), however it is unsuitable for housing due to the Berkely Electric substation next to this property. It is unsuitable for RESIDENTIAL.

From: [Richard Fishburn](#)
To: [CCPC](#)
Subject: 4455 Betsy Kerrison Parkway
Date: Tuesday, September 01, 2020 2:22:22 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

We understand that you will be reviewing a zoning application for 4455 Betsy Kerrison Parkway on September 14. We believe this application should be denied for safety reasons. Access would be from a four-lane divided highway, with a U-turn required for traffic approaching westward. There is no sidewalk on this side of the Parkway. At approximately this location, traffic speed increases from 35 mph to 50, causing potential distraction for cars that would be exiting. All issues combined create an accident-prone environment.

Thank you for considering our concerns.

Dick and Kathy fishburn
55 River Marsh Lane
Johns Island, SC 29455

From: [Greg Zerkel](#)
To: [CCPC](#)
Subject: 4455 Betsy Kerrison Rezoning Request
Date: Sunday, August 30, 2020 7:51:02 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

To Whom It May Concern:

My name is Greg Zerkel and I am owner of 12 acres located at 4480 Betsy Kerrison Parkway. I am writing to express my disapproval of the subject property being rezoned. It is my opinion the property does not have adequate parking for its proposed use. The introduction of commercial businesses along Betsy Kerrison is not desirable to many of us who have invested in real estate in this area due to its current and preferable rural status. We prefer that it remain rural. Finally, if this proposed business generates consumers who will walk or bike to the location from Kiawah Island, Seabrook Island or Freshfields Village, there are inherent safety issues due the lack of sidewalks and the speed limits of vehicular traffic.

Greg Zerkel
304.677.8228
gzerkel@gmail.com

Sent from my iPhone

From: dmcgill4@cs.com
To: [CCPC](#)
Subject: Betsy Kerrison Zoning Proposal
Date: Sunday, August 30, 2020 2:23:13 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Charleston County Planning Board,

I am writing in opposition to the Planned Development of the Sea Island Golf Course @ 4455 Betsy Kerrison Parkway. The nature and feel at the end of Betsy Kerrison is more residential than commercial and I think that zoning that parcel commercial will lead to further development and change the nature of that area of Johns Island. In addition there are some safety concerns - families biking/walking to this property will have to cross KI Parkway/roundabout and there are no sidewalks on that side of Betsy Kerrison.

Thank you for hearing my concerns

Dennis McGill
419 Snowy Egret Lane
Kiawah Island

From: [BZA](#)
To: [CCPC](#)
Subject: FW: Putt Putt on Johns Island
Date: Monday, August 31, 2020 11:18:39 AM

From: Merri Read-Corpening <FatherofLights7@outlook.com>
Sent: Monday, August 31, 2020 11:02 AM
To: BZA <BZA@charlestoncounty.org>
Subject: Putt Putt on Johns Island

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Zoning Department,

I object to the Putt Putt business attempting to establish at 4455 Betsy Kerrison Parkway, Johns Island 29455. The tourist business is only for a few months every year and another business here would compete with established business already here. I do not believe this type of Putt Putt business would make it year long. Meanwhile our beautiful land, wildlife, and clean environment will be destroyed by this disruption and our adult community would suffer from the increased traffic on out infrastrucutor.

Sincerely,

Merri Read

7324 Indigo Palms Way

Johns Island, SC 29455

Sent from [Mail](#) for Windows 10

From: [Luigi Canali](#)
To: [CCPC](#)
Subject: opposition to zonig request for TMS 204-00-00-025
Date: Tuesday, September 01, 2020 9:55:41 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I've been in Kiawah now for about 16 years, and am very concerned about all the development that's currently going on as is. There's no need for a putt-putt golf course here. It simply doesn't flow with what Kiawah, Seabrook and the area are about which is to preserve the natural beauty so people can continue to enjoy that. There's already way too much commercialization going on imo. We do not want Kiawah or Seabrook to turn into a Myrtle beach, nor even coming close to anything like a Myrtle beach.

thank you
Luigi Canali

--

Luigi Canali, PMP, GSLC

FedCMS
(301) 537-9009 - mobile
(202) 318-7628 - fax
LCanali@FedCMS.com
www.FedCMS.com

Confidentiality Notice: The information contained in this message is intended only for the use of the addressee, and should be considered confidential and/or privileged. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication and its contents is strictly prohibited. If you have received this communication in error, please notify the sender immediately.

From: [Joanne Nelson](#)
To: [CCPC](#)
Cc: garry@msn.com
Subject: PD Sea Island Golf Course
Date: Wednesday, September 02, 2020 10:34:55 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

It was very disappointing to once again see the Charleston County Planning Commission will again consider the above referenced Planned Development. While it is understandable that the County is always in need of tax revenue getting that revenue by overbuilding with inexpensive amusements will destroy the rural nature of Johns Island and once again put pressure on an inadequate road system. Without adequate PLANNED infrastructure continued development ultimately leads to a reduced quality of life for citizens and a poor image for the entire area. If this island must be developed it should be done by FIRST providing the infrastructure to serve this development. It's so difficult to get anywhere when "the cart is before the horse".

Thank you,
Joanne Nelson
150 Nicholas Carteret Circle
Johns Island S.C. 29455

Sent from my iPad

From: [Rhona Wendler](#)
To: [CCPC](#)
Subject: Planned rezoning of 4455 Betsy Kerrison Parkway, Johns Island, SC 29455
Date: Wednesday, September 02, 2020 5:49:36 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I am strongly against the rezoning. This is not Myrtle Beach. We do not need the extra traffic and the ugly miniature golf course.

We have seen the slippery slope of development on Hilton Head Island and the road (278) feeding the island. Once a country road, its now a 6 lane highway with Walmart, target etc.

Please do not allow the rezoning.

Rhona and Chip Wendler
175 Kiawah Island Club Drive

From: rallacoker@aol.com
To: [CCPC](#)
Subject: Putt Putt golf course
Date: Tuesday, September 01, 2020 3:25:19 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

My husband and I have lived on Kiawah for 14 years. One of the reasons we bought here is because it isn't Myrtle Beach to say the least.

If this new zoning passes, what's to stop the next "attractions" from being built on Betsy Kerrison Pkwy?

We both totally disagree for the need or want of a miniature golf course on Betsy Kerrison Parkway. I also want to add the issues concerning the safety and parking aspect of the project.

Please don't allow this project to go forward on our beautiful islands.

Thank you,

Jim and Ralla Coker
26 Cormorant Island Lane
Kiawah Island, SC 29455

From: [Laura DiLella](#)
To: [CCPC](#)
Subject: Rezoning of 4455 Betsy Kerrison Parkway
Date: Sunday, August 30, 2020 12:16:20 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I strongly disagree with the proposed rezoning of the parcel at 4455 Betsy Kerrison Parkway for the following reasons.

One parcel rezoned leads to more rezoning (ie commercial development & possible loss of peoples' homes)

Safety - families biking/walking to this property have to cross KI Parkway/roundabout and there are no sidewalks on that side of Betsy Kerrison (a known high speed area)

Increased traffic on roads that cannot handle it already.

I am also concerned about no after hours security, possible overflow parking issues & maintenance of aesthetics into the future (keeping in mind that there is no local Johns Island government to enforce such issues).

We do not want to become Myrtle Beach ,Folly Beach or Hilton Head. Johns Island, Kiawah Island and Seabrook Island are already too commercial. There are plenty of activities for families with out a Putt Putt golf venue, all related to nature .

Laura DiLella
511 Bufflehead Dr
Kiawah Island, SC, 29455

From: [Helen Wright](#)
To: [CCPC](#)
Subject: Re-zoning 4455 Betsy Kerrison Pkwy
Date: Monday, August 31, 2020 10:13:52 PM

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To Whom It May Concern ~ Please let it be known that I do not support the rezoning of parcel 4455 Betsy Kerrison Pkwy for miniature golf. This type of activity would only be a detriment to the present serenity of the parkway. Since Johns Island has no formal government to oppose such rezoning the fear is that this will lead to more and more unnecessary development along this corridor. With thousands of homes already in the works, the roads and essential services cannot handle this or any other addition. Thank you.....Helen Wright

From: [Crgraber](#)
To: [CCPC](#)
Subject: Rezoning Kerrison Parkway
Date: Wednesday, September 02, 2020 4:46:00 PM

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Dear Sirs,

If you want Kiawah Island to become another Pigeon Forge or Myrtle Beach, by all means approve a miniature golf range.

Lack of such entertainment is why we come to Kiawah!!!!

Please do not approve!!!!

Caroline Graber

Sent from my iPhone

From: [Doug Pyle](#)
To: [CCPC](#)
Subject: Rezoning of Betsy Kerrison for a Putt-Putt course
Date: Sunday, August 30, 2020 5:10:25 PM

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I'd like to register my opposition to this zoning change and the intended use. I appreciate that many will, legitimately, point to objections based upon safety and traffic considerations. I agree with all of that but for me, additionally, it just cheapens the entire area. Being from Philadelphia originally I am familiar with "the Jersey Shore". It's cheap, carney, atmosphere leaves much to be desired. Please don't import that to our unique and beautiful surroundings of Johns Island; it's just not worth it.

Thank you,

Doug Pyle
241 Glen Abbey Road
Kiawah Island, SC 29456

From: [trschell](#)
To: [CCPC](#)
Subject: Rezoning of parcel located at 4455 Betsy Kerrison Parkway
Date: Monday, August 31, 2020 11:24:46 AM

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To whom it may concern,

We would like to express our concern about the consideration of rezoning the above-mentioned parcel. This is one of few undeveloped parcels in the area and is located on one of the most dangerous areas of Betsy Kerrison where traffic is merging after departing the sea islands and visitors are approaching the roundabout. We would strongly object to the rezoning.

Thank you for your consideration,
Bailey and Tina Schell
Kiawah Island

From: [Richard Segal](#)
To: [CCPC](#)
Subject: Rezoning proposed on Betsy Kerrison Hwy Johns Island
Date: Sunday, August 30, 2020 2:41:20 PM

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Please be advised that my wife and I strongly oppose any rezoning in that area for a miniature golf facility. It would lessen the value of the bucolic area, attract too much traffic, and would be out of keep with the existing environment.

Thank you for your consideration.
RICHARD AND SANDRA SEGAL
KIAWAH, SC

From: [Harry Morton](#)
To: [CCPC](#)
Subject: Rezoning
Date: Wednesday, September 02, 2020 5:10:05 PM

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To whom it may concern: I think it would be horrible mistake to rezone the property on Johns Island and allow a put put golf business locate by the new municipal building. Property owners of Seabrook and Kiawah would be greatly embarrassed at the sight of such a place. The roads are crowded enough with out adding more confusion and danger. I hope you the zonimy board look closely at this situation and reject the rezone. Respectfully HJ Morton
9 Rhett's Bluff Rd Kiawah Island
Sent from my iPhone

From: [Eileen Canali](#)
To: [CCPC](#)
Subject: Sea Island Golf Course 4455 Betsy Kerrison Parkway
Date: Tuesday, September 01, 2020 8:11:31 AM

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To Whom it May Concern,

I am emailing to express my opposition to rezoning 4455 Betsy Kerrison Parkway. I have lived on Kiawah for 16 years and would hate to see that property be developed into a Putt Putt Course.

Please don't allow our area to turn into Myrtle Beach!

It is my belief that families, visitors and residence come to Kiawah, Seabrook and Beachwalker Park for the natural beauty. Please keep that in mind and reject rezoning of 4455 Betsy Kerrison Parkway.

Thank you and stay safe!

Eileen Canali

President, FedCMS

Federal Cyber Management Systems

Certified WOSB

(301) 455-3764 - direct

(202) 318-7628 - fax

ecanali@fedcms.com

<http://www.FedCMS.com>

<http://www.FreshPC.com>

<http://www.BurnerBrowser.com>

<http://www.ZeroNetU.com>

Cage Code: 3PDM2

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From: [Nancy Harold](#)
To: [CCPC](#)
Subject: Sea Island Golf Course PD
Date: Tuesday, September 01, 2020 1:50:45 PM

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To: Charleston County Planning Commission

From: Edward & Nancy Harold

Date: September 1, 2020

We are opposed to this application for the following reasons:

Safety issues are a paramount deterrent to this location. Many residents/visitors utilize the bike paths & sidewalks along KI Parkway & SI Road to travel from their residences on Kiawah & Seabrook to Freshfields for entertainment & restaurant options. What's another short distance to the proposed site where they need to cross the roundabout and there are no sidewalks/bike paths on that side of Betsy Kerrison? In addition during casual conversations with Charleston County Sheriff's officers it has been mentioned that Betsy Kerrison Parkway is known for its high rates of speed causing further safety concerns!

This rezoning will set the stage for a myriad of future applications resulting in the loss of the rural ambience that attracts home buyers and tourists to the area.
The lack of commercialization is unique to the entrance of these coastal communities and is a contributing factor to the property values on these islands.
And for those of us living on Betsy Kerrison it will detrimentally affect our property values and in some cases threaten peoples' homes.

Personally we are concerned about no after hours security, possible overflow parking issues & maintenance of aesthetics into the future (keeping in mind that there is no local Johns Island government to enforce such issues).

Thank you for your attention.

From: [Jane Myer](#)
To: [CCPC](#)
Subject: Rezoning of 4455 Betsy Kerrison Parkway to accommodate a miniature golf course
Date: Friday, September 04, 2020 9:22:34 AM

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Ladies and gentleman,

I am writing to you in opposition of the “rezoning of 4455 Betsy Kerrison Parkway to accommodate a miniature golf course”. This potential amusement facility will undoubtedly change the entire character of our unique area and Johns Island. As noted in the Johns Island Community Plan, a 46-page document established by and contributed to by the residents of Johns Island, specific zoning codes were established to ensure development which aligns and fits the island’s character. This report specifically looked at the significant traffic issues and the critical need for more secondary streets to allow for safe travel of residents without affecting the primary roads. With good intentions, our main roads continue to be crowded and problematic. Second to the traffic concerns, this report focused on the excessive building and increased volume in construction on Johns Island. To that end, the addition of a mini golf facility on Betsy Kerrison would only add to the concerns voiced in the Johns Island Community Plan and create additional traffic issues. Currently, traffic to Freshfields and the islands via the roundabout is an issue throughout the year. The merge into one lane when approaching the roundabout at Freshfields is typically a challenge, but can be tackled with much caution and reduction in speed. Also, this amusement facility would require a crossover entrance/exit onto an extremely busy and congested area of Johns Island/Betsy Kerrison Road.

Additional issues to strongly consider is the impact on aquifer and wildlife, increased stress on the sewer system, and the visual eyesore of characters and moving structures. This would conflict with the amazing, natural and pristine vistas of which every resident and visitor currently enjoys and experiences — it’s the beauty of Johns Island.

A recommendation and possible option to propose to the individual asking for this rezoning might be to consider leasing or purchasing an existing/empty building at Citadel Mall and build an indoor mini golf facility similar to the facility at Mall of the Americas. This would provide a 365 days/year activity to a vast audience and could also be used as an event venue.

Thank you in advance for considering my concerns and please vote **NO** to the rezoning of 4455 Betsy Kerrison Parkway.

Sincerely,

Jane Myer
Johns Island, SC
(843) 764-9176

From: [Diane Angelini](#)
To: [CCPC](#)
Subject: Response to Land Development on John's Island near Kiawah
Date: Friday, September 04, 2020 8:46:33 AM

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I am opposed to changing the zoning for the land near the Kiawah Town Hall to be developed into a Putt Putt facility

Most people who own at Kiawah and pay taxes to Charleston County are opposed to this zone change and to having this placed on this land

Most of us moved here to help conserve the land and keep it rural.

This zoning change will primarily help Renters and they do not pay taxes to Charleston County, the homeowners do!

As a Kiawah owner who pays taxes to Charleston County I DO NOT want to see this zoning change go through

Diane Angelini
31 Burroughs Hall
Kiawah Island, SC 29455

From: [Leiman Andrea](#)
To: [CCPC](#)
Subject: Rezoning
Date: Friday, September 04, 2020 7:55:54 AM

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Dear Zoning & Planning Members: We are full time residents of Kiawah, and we strongly object to the proposed rezoning of 4455 Betsy Kerrison Parkway.

The idea of placing a commercial attraction in that area is terrible. There are so many problems with traffic already, trying to entice more people out Main Road is ludicrous. There are accidents almost daily with the overdevelopment as it is. Additionally, the impact on water, wildlife, and sewage treatment issues would further erode the beauty and health of the sea islands.

This poses another real threat the unique beauty and value to those who live on Johns Island and the surrounding islands.

Please vote against this proposal.

Andrea & Paul Leiman
128 Blue Heron Pond Road

From: [Baumann, Patricia L](#)
To: [CCPC](#)
Subject: Rezoning Betsy Kerrison
Date: Thursday, September 03, 2020 10:37:47 PM

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Dear Sir/Madam

I am writing as a resident of Kiawah Island, SC to express my opposition to the proposed zoning change that would allow for a miniature golf course. This type of change would lead to a decrease in the quality of life in this area, as well as a decrease in my property values. Please do vote for the proposed change.

Thank you.

Pat Baumann
10 Sundown Bend
Kiawah Island

Sent from my iPhone

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From: [Jacqueline Byer](#)
To: [CCPC](#)
Subject: Rezoning of Betsy Kerrison Blvd.
Date: Thursday, September 03, 2020 9:57:16 PM

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We are in opposition of rezoning Betsy Kerrigan Blvd near the Kiawah Island Town Center on Johns Island. This proposed rezoning is not confluent with the natural environment of the area, would bring about a noise and traffic nuisance to an already heavily travelled road, and also bring about a commercialization to a rural area that that is unique in its environmental setting. As long time residents of Kiawah Island, we cherish the rural nature of Johns Island and support residents of this area to help maintain the unique and natural, rural setting of this area. It does not need commercialization! There are so few areas of this quality left in South Carolina to cherish and stabilize. Please reconsider any changing of zoning this property. Thank you!

Jacqueline and James Fredrick Byer
62 New Settlement Rd.
Kiawah Island, SC 29455

Sent from my iPad

From: [Debbi Lamendola](#)
To: [CCPC](#)
Subject: Proposed rezoning of Betsy Kerrison
Date: Thursday, September 03, 2020 6:18:00 PM

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Please do not allow for the rezoning of this area. The last thing we need is a Putt Putt. Let this area remain rural for the residents out here. We have enough traffic and tourists as it is.

Thank you for your consideration.

Debbi Lamendola
29 Surfsong Road
Kiawah Island

From: [Darryl Dewberry](#)
To: [CCPC](#)
Subject: 4455 Betsy Kerrison Parkway, Johns Island, SC 29455 (the undeveloped property between the Municipal Center and Resurrection Road).
Date: Thursday, September 03, 2020 6:03:30 PM

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To whom it may concern,

I live at 66 Falcon Point Rd on Kiawah.

I very much oppose the rezoning of the property referenced above.

The existing beauty and character along main road and on to Freshfields and the Seabrook and Kiawah islands has taken decades to create, and by allowing a development that includes putt putt and other low end retail in the middle of what is one of the most attractive, high quality developments along the east coast will not only detract from the character but will degrade the image for all stakeholders.

Thank you.

From: [Steve Lapp](#)
To: [CCPC](#)
Subject: Rezoning of property at 4455 Betsy Kerrison Parkway, Johns Island, SC 29455
Date: Thursday, September 03, 2020 5:19:23 PM

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Dear Sir or Madam:

I own property on Kiawah Island and write today to strongly oppose the proposed rezoning of property located at 4455 Betsy Kerrison Parkway, Johns Island, SC 29455. The possible uses of this property with rezoning are completely inconsistent with the character of the area and would definitely stress the natural environment of the area. Please refuse the rezoning request. Thanks for your consideration.

Steve Lapp
Kiawah Island Property Owner
4153 Bank Swallow Lane
slapp@designsciencesinc.com

From: [Jim Mcdonald](#)
To: [CCPC](#)
Subject: Proposed 36 hole mini golf facility with parking for 75 vehicles off Betsy Kerrison
Date: Thursday, September 03, 2020 5:00:08 PM

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To our "elected officials".

You are supposed to represent us. As full time residents, my wife and I have voted in Charleston County since moving here full time three years ago.

The proposed 36 hole mini golf on the parcel adjacent to Kiawah's town hall is an Abomination ! It should not even get consideration. Rest assured any support for this by the current council member representing us will come with a loss of our votes. it's frustrating that that may be the sole recourse we have.

Does anyone consider the traffic, the noise, the complete disregard for this not fitting into anyone's idea of what our island (John's, Seabrook, Kiawah) evolved from, or should aspire to be.

We own two homes here, we pay significant taxes, we contribute significantly to local charities and we are involved.... why does the county think it can just run roughshod over its constituents ?

We have serious issues with road infrastructure, horrible roadside trash ... flooding nightmare traffic. Prioritize education ... fix the Citadel mall, fix the traffic issues.... We do not need or want a mini golf establishment at the entrance / exit to Kiawah - Seabrook please listen.

Please just deny this proposal and put an end to it.

Jim & Dawn Mc Donald
12 Rhett's Bluff rd
2132 Landfall Way

From: [Donna Jones](#)
To: [CCPC](#)
Subject: Rezoning on Betsy Kerrison
Date: Thursday, September 03, 2020 4:56:47 PM

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Please don't make this another Hilton Head or Myrtle Beach. The natural beauty of the islands and Charleston means a lot to all of us.
Donna Jones
4439 Hope Plantation Dr
Johns Island, SC
Sent from my iPhone

From: [Michael Chandler](#)
To: [CCPC](#)
Cc: jtaylor@kiawahisland.org
Subject: Rev 1 of Opposing Rezoning 4455 Betsy Kerrison Parkway Johns Island
Date: Thursday, September 03, 2020 2:31:52 PM

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I am re-sending because one key point was left out. I apologized for the inconvenience.

To : Charleston County Planning Commission

From: Lori and Michael Chandler

Oppose Rezoning of 4455 Betsy Kerrison Parkway Johns Island

Lori and Michael Chandler strongly oppose the rezoning of 4455 Betsy Kerrison Parkway from R-4. We have lived on Kiawah Island since 1992 and have observed many changes in Johns Island during that time.

Charleston County and the Johns Island community had a long range vision to enhance Johns Island through urbanization along Maybank Highway and some parts of River Road.

That vision allowed Johns Island to prosper and grow while preserve its rural heritage, culture and charm which is unique to Johns Island.

The county Planning Commission should not rezone on a parcel by parcel basis. A long range plan is needed with community input.

The following are the key reasons we oppose rezoning

1. Rezoning of this parcel is not in alignment with the comprehensive Johns Island development plan
2. A Planned Unit Development including a miniature golf course is disrespectful of the rural culture of Johns Island including its local farms, equestrian community , wildlife and natural beauty.
3. Charleston Country is rich in history, culture, beaches and nature beauty. This type of rezoning is not what makes Charleston one of best mid size cities to live in or visit. Charleston needs to ensure that it is not over commercialized like Hilton Head or Myrtle Beach..
4. Traffic and congestion are already an issue on John's Island. Over commercialization will only make the issue worse and will not enhance the livability of Johns Island.

From: mpcunniffe@aol.com
To: [CCPC](#)
Cc: cbates2020@gmail.com
Subject: Proposed MiniGolf on Betsy Kerrigan
Date: Thursday, September 03, 2020 1:21:16 PM

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To Whom It May Concern:

We are writing in opposition to the proposed commercial development of the lot on Betsy Kerrigan near Kiawah Island, where we own a home.

The beauty of the low country, particularly this area, is what drew us to buy a home in South Carolina. However, we are increasingly alarmed by the development in and around Kiawah Island, both residential and commercial. Kiawah and Seabrook islands are surrounded by fragile aquifers. In fact, they are built on top of them. The disruption to this ecosystem in regards to excavation, drilling, loss of green space, destruction of wildlife habitats, and erosion, let alone the pollution that will increase by careless visitors out for a quick thrill, using gas and increasing noise, is enough for your board to reject this proposal. One could additionally argue that the lighting needed for a minigolf course, often frequented in the evenings, would interrupt mating patterns of several key wild creatures. In addition, adding restaurant or restroom facilities is adding to an already fragile sewer system.

Traffic on Betsy Kerrigan is brutal on Saturdays from turnaround day, people leaving and arriving to rental properties. There is only one road in and out, Betsy Kerrigan. The PGA tour is sure to create its own problems with traffic, but that is only a week or more and then life should resume normally.

From a purely aesthetic position, the beauty of that end of John's Island is its remote, secluded nature, the surrounding marshlands, grasses, and sparse small business. Children and adults know and love Kiawah for the entertainment they receive through interaction with wildlife and for outdoor activities involving nature, like biking, fishing, beach combing, etc.

The place for carnival-like atmosphere, where native grasses and wildlife will be destroyed for hardscaped artificial putting greens and a parking lot, ruining the ability for water to naturally filter, is definitely not at the entrance to Kiawah and Seabrook Islands. There are more than enough places, closer to Charleston, where a minigolf course would make sense. We respectfully request you reject this proposal.

Sincerely,
Melissa Cunniffe and Christopher Bates
86 Surfscoter Lane

From: [Tom Stallings](#)
To: [CCPC](#)
Cc: jtaylor@kiawahisland.org
Subject: 4455 Betsy Kerrison Parkway
Date: Thursday, September 03, 2020 11:23:07 AM

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Members of CCPC

As a long time property owner and a full time resident of Kiawah Island I would like to express my opposition to the request to have this property rezoned to allow the construction and operation of a miniature golf facility. First I don't think such an establishment is in keeping and an appropriate neighbor to the Kiawah Town Hall, the entrances to Kiawah and Seabrook as well as Freshfield Village. It would also create additional traffic at a very heavily traveled intersection without creating any meaningful value add for the majority of the local residents. Beyond that I can't imagine that there is a high demand for such a facility at this location as the majority of the residents in close proximity don't fit the profile of a patron of a miniature golf course.

Thank you,
Tom Stallings
404-386-4168

From: [Margaret Blue](#)
To: [CCPC](#)
Subject: Rezoning of 4455 Betsy Kerrison Parkway to accommodate a miniature golf course
Date: Thursday, September 03, 2020 11:07:52 AM

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Ladies and Gentleman,

I **strongly** oppose the rezoning of the above property to add a miniature golf course. Such a commercial venture does not blend in with the lovely rural landscapes and natural settings of Johns Island. The idea of such a monstrosity on JI is appalling. People have moved out here to escape such commercialism and enjoy nature. You see no miniature golf courses on Sullivan's Island or even Folly Beach. Such establishments are usually found in more populated and commercial areas such as Myrtle Beach or Nags Head, NC. that cater to a more family and group type vacations. The traffic that the golf course would bring would certainly be an issue for those of us that are close to the property not to mention increased traffic accidents. It is already hard enough just to get to Fresh Field to go to the grocery store during peak season. The thought of driving past such a "circus" on a daily basis is disgusting. Those that are interested in building the golf course need to go elsewhere.

PLEASE! NO Miniature Golf Course on Johns Island!!!!

Regards,

Margaret Blue
(703) 201-8880

From: [Tony](#)
To: [CCPC](#)
Subject: Sea island golf
Date: Wednesday, September 02, 2020 7:55:18 PM

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Hi all,

In my opinion I think the golf that hopefully will be developed by Sea Island Golf, would be beneficial for the community, giving young people and adults another form of entertainment, which there is a lack of at this time. It could only be a plus, for everyone involved, especially for young people that are here on vacation.

I hope you will agree with my opinion.

Thank You,
Tony Ruzowicz
Seabrook Island

From: [Wylie Small](#)
To: [CCPC](#)
Subject: Rezoning Proposal
Date: Wednesday, September 02, 2020 6:05:03 PM

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Hello,

As new residents of Kiawah Island, I would like to offer our unique perspective to the proposed rezoning of the property on 4455 Betsy Kerrison Parkway. Communications with us have led us to believe the current owners would like to use the parcel as a miniature golf course. Given the proximity to Kiawah, we are firmly against this proposal.

For many years my husband and I visited Hilton Head. My parents bought property there in the early '70s and we, in turn, purchased a home there seven years ago, hoping to ultimately retire there. Over the past few years we noticed a change in Hilton Head. Fast food restaurants, mini golf courses, a proposed go-cart track all added to the creeping commercialism of the island. We ended up selling our home for this very reason. We have embraced Kiawah for the distinct lack of commercialism here. A mini golf course can only detract from the peaceful natural beauty of the island, and, potentially, open the door to the commercialism that has ruined Hilton Head.

Thank you for your consideration. I would be happy to discuss this further if need be - my cell is 585-732-6310.

Thank you,

Wylie and Stuart Small
Marsh Hawk Ln., Kiawah

Sent from my iPad

From: [Greg Hero](#)
To: [CCPC](#)
Cc: [greg Hero](#)
Subject: Proposed Rezoning - 4455 Betsy Kerrison
Date: Wednesday, September 02, 2020 4:52:50 PM

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TO WHOM IT MAY CONCERN:

My name is Greg Hero and I am a full-time resident on Kiawah. I am writing this note to express support **FOR** the proposed rezoning of 4455 Betsy Kerrison Parkway - from R-4 to a Planned Unit Development (PUD) with the intent of building miniature golf facility.

I sincerely believe that a miniature golf facility will greatly **ENHANCE** our Kiawah and Seabrook communities, and well as the surrounding communities. In my opinion, we need family-oriented activities, and this is the perfect idea to serve folks of all ages. Any potential negatives are overblown - traffic will **NOT** be substantially affected nor will property values go down (I actually think the values will go up).

To summarize - I am **IN FAVOR OF** rezoning and the proposed miniature golf facility.

Feel free to call my with further questions.

Greg Hero
52 Surfson Road
Kiawah Island
704-533-3833

From: [Robert Hill](#)
To: [CCPC](#)
Cc: jtaylor@kiawahisland.org
Subject: Proposed Rezoning of 4455 Betsy Kerrison Parkway
Date: Wednesday, September 02, 2020 4:49:22 PM

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Simply put, a miniature golf course is not wanted or appropriate for the lower portion of Johns Island. It is more suited to the more commercial areas of the island, such as Maybank Hwy.

Please do not rezone 4455 Betsy Kerrison Parkway.

Best regards,

Catherine M. Hill
721 Virginia Rail Road
Johns Island, SC 29455

From: dorothy.costello
To: CCPC
Cc: jtaylor@kiawahisland.org
Subject: Rezoning of Betsy Kerrison Parkway, Johns Island
Date: Friday, September 04, 2020 11:10:01 AM

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As 20+ year owners of a home on Kiawah, and permanent residents for the past 4 years, we have seen many changes, especially the massive amount of new development on Johns Island. We are concerned that this new development, and now specifically the proposed rezoning, is negatively impacting the treasured and unique natural beauty of Kiawah, Seabrook and Johns Islands, which is a draw for homeowners and vacationers alike. Families enjoy the simpler things that our natural setting encourages, such as kayaking, fishing, bird-watching, and bicycling, and we think it is a mistake to take these islands in the direction of more commercial amusements, such as miniature golf.

Furthermore, changing the zoning and allowing incorporation of a miniature golf venue will bring more traffic, and open the door to the incorporation of additional amusement venues and the restaurants and other amenities that are a natural follow-on, thus further exacerbating already dangerous and completely inadequate roads.

James and Dorothy Costello
591 Piping Plover Lane
Kiawah Island, SC 29455

From: denise.milleman
To: [CCPC](#)
Subject: Johns Island Mini Golf
Date: Friday, September 04, 2020 11:21:27 AM

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Dear Charleston County,

I am a 30+ resident of Johns Island. I am writing to let you know that I am highly in favor of the plans by Todd Gerhart to build a mini golf course on Johns Island. I believe the facility will be well received by both residents and vacationers alike. I personally look forward to the entertainment value that this endeavor will provide. To not leave the island and have a great outdoor activity that I can frequent with my family members, including my grandchildren would be awesome. Additional benefits to local businesses are people dining at Freshfields as well as extra retail shopping that would occur due to proximity.

Thus more revenue overall for Johns Island business owners. Also, given the charitable donations to local 501C non profit businesses on island, I don't know how anyone could be against this project moving forward. To me, this is a win-win situation.

This is a needed project that will environmentally fit in with the current landscape in the area and not be a Myrtle Beach style attraction.

Please favorably consider this request.

Thank you,

Denise Milleman

From: [Renee McCormick](#)
To: [CCPC](#)
Subject: Miniature Golf
Date: Friday, September 04, 2020 12:24:18 PM

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I recently heard about plans to build a mini golf on Betsy Kerrison Parkway. I am strongly opposed to development of this kind. The beauty of Kiawah and Seabrook Island is that these types of developments are not here. We do not want a Hilton Head or Myrtle Beach environment. I am a Homeowner in the Kiawah Community and the thought that a Miniature Golf course would be even considered here is highly upsetting. Please deny this request.

Thank you,
Renee McCormick

Sent from my iPhone

From: [Patrick McCormick](#)
To: [CCPC](#)
Subject: Miniature golf proposal for Betsy Kerrison parkway
Date: Friday, September 04, 2020 12:35:07 PM

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To whom it may concern,

Kiawah Island, Seabrook Island Johns Island are a very attractive areas and a true asset for Charleston and South Carolina. The area has been carefully developed to maintain a beautiful and natural family environment. Introducing tourist trap type entertainment businesses would lead the area down the path of Myrtle Beach and Hilton Head Island and the inherent crowds, crime and destruction of natural areas that follow. I encourage to planng commission to deny zoning changes that would make miniature golf, arcades, go cart tracks and the like possible .

Thank you,

Patrick McCormick
4569 Park Lake Drive
Kiawah Island

From: pluegerd@gmail.com
To: [CCPC](#)
Subject: In favor of miniature golf on Betsy K rd
Date: Friday, September 04, 2020 12:32:30 PM

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Hi!

I just wanted to give our input of the miniature golf. I think it's a wonderful idea and much nicer than more homes to increase population. Adding a miniature golf course would give families in the area something fun, covid safe, and family friendly thing to do. When we moved here the only thing I said is that it would be nice to have a miniature putt putt course nearby. Please consider approving it. It's great for all ages!

Thank you for reading!
Donna Plueger

Sent from my iPhone

From: [April Kanew](#)
To: [CCPC](#)
Subject: rezoning parcel 4455 betsy kerrison
Date: Friday, September 04, 2020 1:49:39 PM

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My main concern re.....One parcel rezoned leads to more rezoning (ie commercial development & possible loss of peoples' homes)

Safety - families biking/walking to this property have to cross KI Parkway/roundabout and there are no sidewalks on that side of Betsy Kerrison (a known high speed area)

Personally we are concerned about no after hours security, possible overflow parking issues & maintenance of aesthetics into the future (keeping in mind that there is no local Johns Island government to enforce such issues).

Having said this we r against this action as Kiawah Island owners for 18 years.

thank U!!

From: [Matthew Miner](#)
To: [CCPC](#)
Subject: Sea Island Golf Course Recreation and food sales
Date: Friday, September 04, 2020 3:41:33 PM

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I would like to support the proposed development at 4455 Betsy Karrison Parkway. We welcome the recreational mini golf and look forward to having such activities in the local area.

Matthew Miner
r.matthew.miner@verizon.net
Seabrook Island Resident

From: [karenlomba](#)
To: [CCPC](#)
Subject: Proposed change to zoning
Date: Friday, September 04, 2020 4:06:42 PM

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I hope you do not allow the proposed changes to the vacant lot on Betsy Kerrison Blvd. That intersection is very busy already and if these changes are allowed it will only make the area busier and more prone to accidents.

Thank you,
Karen Lombardo
187 Belted Kingfisher Rd
Johns Island

From: [James](#)
To: [CCPC](#)
Subject: Email to Commission Members re: Johns Island Zoning
Date: Tuesday, September 08, 2020 10:04:30 AM

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Dear Commission Members:

Thank you for this opportunity to express my thoughts concerning the proposed rezoning of the land between Resurrection Road and the Kiawah Town Hall on Johns Island.

1. I ask that you **NOT** approve the requested change in zoning to a PUD.
2. In the event that you must approve a zoning change, I ask that ***Under No Circumstances*** do you approve a miniature golf course for this land.

1 and 2 both are born of my belief that they would be detrimental to southern Johns Island. This part of the island is struggling to hold onto its character as a South Carolina Sea Island. The beauty of this part of the island is breathtaking and its history and people an important element of South Carolina's identity. This proposed PUD would be damaging to both.

The worst part of the proposed plan is a putt-putt golf course. It is completely out of character for this naturally beautiful and historically important section of the island, and speaks of the crass materialism and soulless dedication to exploitive tourism that has destroyed so many other beautiful areas of South Carolina. In my opinion, any group that wants to bring putt putt golf to southern Johns Island should be automatically turned down for poor taste and environmental insensitivity.

Thank you,
James Vincent
3029 Seabrook Village Drive
Johns Island, SC 29455

Get [Outlook](#) for iOS

From: [Bob Struble](#)
To: [CCPC](#)
Subject: Rezoning for putt putt Friday Sept. 11th
Date: Monday, September 07, 2020 4:45:55 PM

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Dear members of the Charleston County Planning Commission

It is a given that by design putt putt golf courses are not architecturally or aesthetically pleasing, to say the least. This commercial development should not be erected next to the beautiful multi-million dollar new Kiawah municipal building. Seabrook and Kiawah can rightly be said to be the crown jewels of Charleston county. Don't diminish everyone's assets.

Sincerely,

Dr Struble

Robert Struble, MD
Snowy Egret Lane
Kiawah Island SC

From: [Jane Marvin](#)
To: [CCPC](#)
Subject: Miniature Golf Course, Johns Island
Date: Monday, September 07, 2020 2:00:02 PM

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I am voicing my opinion on the proposed miniature golf course on Betsy Kerrison Parkway on Johns Island. I think it is a wonderful idea and good addition to the area. I do expected it to be we'll done in an attractive way comparable to other businesses and structures in the immediate area. Thank you. Jane Marvin, 2650 High Hammock Rd, Johns Island, SC 29455; 336-413-0704.

From: [Stephen Campanella](#)
To: [CCPC](#)
Subject: Proposal for 4455 Betsy Kerrison Parkway, Johns Island
Date: Monday, September 07, 2020 1:08:12 PM

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To whom it may concern:

I wish to voice my opposition to the planned miniature golf facility at 4455 Betsy Kerrison Parkway. The Bohicket Road/Betsy Kerrison Parkway corridor is a scenic, residential part of Johns Island which would only be demeaned by the construction of a miniature golf facility. The mixture of homes (of various racial and socioeconomic makeup), churches and farm stands already suffers from increased traffic from newer housing development. This proposed facility would only increase traffic congestion and decrease safety. It would also diminish the memory of Betsy Kerrison and the gorgeous live oak lined corridor dedicated in her name.

Steve Campanella
430 Snowy Egret Lane
Johns Island, SC

Sent from my iPhone

From: [Richard Ames](#)
To: [CCPC](#)
Subject: Sea Island Gold LLC Proposed Rezoning
Date: Monday, September 07, 2020 12:54:34 PM

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Dear Planning Commission,

We are against the rezoning request submitted by Sea Island Gold LLC. As rural John's Island becomes overdeveloped we are headed towards the look and feel of a Myrtle Beach.

The population of John's island has more than doubled in the past 10 years and approved new developments will be adding thousands of additional housing units.

This has all happened without addressing the limited road capacity serving the island which has resulted in over congested and dangerous conditions.

Please reject this proposed rezoning. It will harm the character of John's Island and will further exasperate the already unacceptable road conditions.

Sincerely,

Richard & Laura Ames
147 Blue Heron Pond Road
Johns Island SC

From: [Robert Susinno](#)
To: [CCPC](#)
Subject: planned development
Date: Monday, September 07, 2020 12:29:19 PM

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To Whom It May Concern,

As residents of Johns Island we are vehemently opposed to the proposed development at 4455 Betsy Kerrison Parkway.

Please **do not approve** the “Sea Island Golf Course”, it will destroy the natural environment, increase flooding and infrastructure issues.

Sincerely,
Dr. & Mrs. R. Susinno

From: [Marie-Helene Grabman](#)
To: [CCPC](#)
Subject: Rezoning
Date: Monday, September 07, 2020 8:51:09 AM

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We wish to register our opposition to the rezoning of the property located at 4455 Betsy Kerrison Parkway, Johns Island, SC 29455.

The Charleston County Planning Commission staff, at last Fall's hearing, gave an overview of this application, including the recommendation for DISAPPROVAL of rezoning this area. As property owners on Seabrook, we agree.

This area should remain zoned residential.

Marie-Helene and Mike Grabman, 2395 High Hammock, Seabrook Island

Sent from my iPad

From: [Mary Strauss](#)
To: [CCPC](#)
Subject: Proposed Development on Betsy Kerrison Parkway
Date: Sunday, September 06, 2020 10:04:18 PM

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Dear Planning Commissioners and Councilmen,

My husband and I are property owners on Seabrook Island. We looked at many coastal communities before buying property and chose Seabrook because of its natural setting and its lack of commercial development such as putter golf courses. Adding such an attraction to the location on Betsy Kerrison Parkway will detract from the simple beauty of the approach to both Seabrook and Kiawah. I hope that you will take this into consideration before allowing a putter golf course to be built.

Thank you.

Mary Strauss

Sent from my iPhone

From: [Cherie Squire](#)
To: [CCPC](#)
Subject: Mini-golf on Johns Island
Date: Sunday, September 06, 2020 8:27:08 PM

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Dear Planning Commission,

I own 2 properties on Seabrook Island and fully SUPPORT the mini-golf project on Betsy Kerrison, Johns Island. The plan shows a well designed, attractive and family friendly entertainment option for the Johns Island Community. My family, friends and visitors would LOVE to have a fun mini-golf course close by!

I have found that most people that oppose this project have no idea what the plans look like. They all envision a dinosaur or windmill laden Myrtle Beach style mini-golf which is NOT what is proposed at all.

In addition, as it is currently zoned residential, I have greater concern for the type of housing that could be put on that property should the mini-golf plan be rejected. Immediately next to this lot, there is a huge power substation that constantly hums and there is no public sewer, both of which certainly limits the quality of housing that would be placed there. So, what is best for the community: Low quality housing or an attractive mini-golf course? And what is best for the county: Low property tax revenues with increased need for county services or county sales tax revenues?

Thank you for your consideration,

Cherie Squire
727 Spinnaker Beachhouse
Johns Island, SC 29455

From: [Elaine Mansfield](#)
To: [CCPC](#)
Subject: Rezoning of 4455 Betsy Kerrison Parkway Johns Island SC 29455
Date: Sunday, September 06, 2020 7:06:05 PM

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To all members of the Charleston County Planning Commission:

I would like to voice my opinion in regards to the rezoning issue. I am totally against any change to the existing R-4 zoning that currently exists for this parcel of land. This island cannot support any more housing developments or tourist attractions. Our roadways cannot handle it. We only have Bohicket Road and River Road to exit this island from Kiawah Island or Seabrook Island, we already experience accidents on a regular basis, requiring one of those 2 roads be shut down temporarily to clear the accident. It is totally unacceptable for someone to knowingly purchase a property with a specific zoning attached which clearly specifies the use and then just apply for a change of zoning and be granted it. Why is any property zoned if it's so easily rezoned?

This matter needs to be thoroughly investigated before any changes are made. The first item should be to do a traffic study, in the event of a natural disaster residents of Kiawah and Seabrook would have added trouble evacuating if more housing is built on this site. And If it were to become a Miniature Golf course I believe it is not a type of business we would be interested in having in our backyards, this area is rural and not a tourist attraction. I'm sure I speak for the majority of taxpayers in this area that we are not against new businesses, just not on the scale of a Miniature Golf Course, which of course would draw tourists from other areas looking for entertainment, thus back to my original reason for taking a stand against this proposal, and that being the traffic and potential accidents on our only 2 roadways.

Elaine Mansfield
2978 Deer Point Drive
Seabrook Island SC 29455

From: [John Connolly](#)
To: [CCPC](#)
Subject: Rezoning of 4455 Betsy Kerrison Parkway
Date: Sunday, September 06, 2020 6:57:27 PM

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To Whom It May Concern,

As a resident of Kiawah Island, my wife and I are strongly opposed to the proposed rezoning of the parcel at 4455 Betsy Kerrison Parkway, Johns Island, SC. Our area does not need to become an amusement park littered with tacky attractions such as that which is being proposed for this site. People who wish to enjoy entertainment such as this have multiple options within the state of South Carolina, namely Myrtle Beach.

Should the Planning Commission wish to grant the requested change, I would ask that the Charleston County Tax Assessor be immediately prepared to devalue properties both on Kiawah Seabrook Islands. Perhaps the new putt putt golf course could be assessed at a rate that would make up the difference. Your call!

As residents of Charleston County, we deserve at least some semblance of fair and equal treatment given the money Charleston County collects from our property owners.

Regards,
John and Linda Connolly
1020 Scaup Ct.
Kiawah Island, SC 29455-5665

From: [Bill Baker](#)
To: [CCPC](#)
Subject: Sea Island Golf Course PD
Date: Sunday, September 06, 2020 6:44:17 PM

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Good morning,

This email is intended to address the proposed planned development by Sea Island Golf Course at TMS 204-00-00-025.

I am the treasurer/secretary of Hopkinson Point Plantation Homeowners Association, a 9 lot residential development approximately 1/3 mile from the proposed planned development. Our HOA opposes such development and the change in zoning it would require. In the last 3 years we have had 3 homes sold and two lots sold within our development totaling \$3,055,000 in transactions - a significant tax base, along with the other homes and lots that are part of our subdivision. All of these purchases were made with the knowledge and expectation of local zoning staying the same as it is now.

Putting a high traffic business with 75 proposed parking spaces, lighting, outdoor noise pollution and increased traffic turning in and out off of a busy Betsy Kerrison Parkway is a recipe for disaster. I am not sure if you are aware, but the turnout on Betsy Kerrison Parkway at Resurrection Road (the nearest turn about) floods with 4"-8" of water every time we have a brief shower. Adding asphalt parking for 75 cars will exacerbate this problem among other flooding issues.

I find it quite creative that the developers have used donating to local charities as a "carrot" to hold out if only granted re-zoning. It's also interesting that the months they have offered revenue from their operations to charities is November - February. The 4 months of their lowest usage. I am sure the principals involved in this endeavor will support these charities wether the re-zoning takes place or not.

Please protect those existing property owners that made decisions to purchase property with the zoning staying as it is now and reject this planned development. There are many more suitable places that this development could be built that already has applicable zoning.

Thank you,
William Baker
Secretary/Treasurer
Hopkinson Point Plantation HOA
3320 Hopkinson Plantation Rd
Johns Island, SC 29455
Baker5801@gmail.com

--
Bill Baker

From: [gail.reid](#)
To: [CCPC](#)
Subject: Opposition to Rezoning for Miniature Golf on Betsy Kerrison, Johns Island
Date: Sunday, September 06, 2020 6:23:11 PM

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Planning Commission,

I am writing to voice my opposition for a parcel to be rezoned commercial to operate a putt-putt golf (Sea Island Golf) business on Betsy Kerrison, Johns Island.

The issues of concern include noise, traffic, lighting, flooding, sewer and water infrastructure.

Thank you,

Gail Reid
Seabrook Island

Sent from my iPad

From: [Brenda Lundstrom](#)
To: [CCPC](#)
Subject: Mini golf near Kiawah and Seabrook
Date: Sunday, September 06, 2020 5:00:33 PM

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Please do not allow the mini golf near Kiawah and Seabrook. We do not need Betsy Kerrison turning into an attraction. The islands are very concerned with staying natural habitats and preserving nature. I mini golf would better be placed on Maybank for more people to enjoy or even better on Folly road. This is not Hilton Head or Myrtle Beach and residents who live in the area do not want the area to turn into that.

Thank you,
Brenda Lundstrom

[Sent from AT&T Yahoo Mail on Android](#)

From: [Ellen Alexander](#)
To: [CCPC](#)
Subject: Comments about proposed rezoning of property at 4455 Betsy Kerrison Parkway, Johns Island, SC 29455
Date: Sunday, September 06, 2020 4:47:11 PM

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Members of Charleston County Planning Commission:

My husband and I attended the August 25, 2020 public information meeting at the property which is requesting rezoning on Betsy Kerrison Parkway. We were favorably impressed with the proposed use of this property. It would be wonderful to have a tasteful mini golf course near our home on Seabrook Island. The miniature golf course would provide employment for Johns Island residents, good, clean, safe fun for kids of all ages, as well as, increased tax revenue for our county.

This project gets two thumbs up from us.

Ellen and Bob Alexander
2941 Baywood Drive
Seabrook Island, SC 29455

Sent from my iPhone

From: [Helen Mueller](#)
To: [CCPC](#)
Subject: 4455 Betsy Kerrison Parkway (TMS 204-00-00-025)
Date: Sunday, September 06, 2020 4:35:15 PM

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My husband and I **strongly oppose** building a **miniature golf course** on 4455 Betsy Kerrison Parkway. We are full time residents on Kiawah - this island and its neighborhood is special and should not be degraded.

We do not want this area to become **another MYRTLE BEACH!!!**

Sincerely,

Gerd and Helen Mueller

Sent from my iPad

From: [Deanna Cochran](#)
To: [CCPC](#)
Subject: Rezoning of 4455 Betsy Kerrison Parkway (for miniature golf)
Date: Sunday, September 06, 2020 3:50:08 PM

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Ladies & Gentlemen,

The purpose of this email is to share opposition to the rezoning of 4455 Betsy Kerrison Parkway to accommodate the construction of a miniature golf course.

Betsy Kerrison Road is like the trunk of a beautiful oak tree with the exiting roads on the right and left resembling the limbs taking one to calm rural living, comfortable dining, several active churches, lovely golf and residential communities, and the last two southern branches leading to wonderful islands.....Kiawah and Seabrook.

Keeping the analogy of a tree, I do not believe this beautiful tree will survive with rezoning to accommodate any type of "amusement" facility. The "Putt Putt branch" would be the start of an irreversible loss of beauty and character that now exists. Why would anyone want to change this landscape? Rezoning should always allow for development that belongs!

Most families who come to this type area are in search of a place to relax, reset, and enhance physical and mental health. They want to enjoy the beauty, fitness, unique vistas, and nature that is all around us. Betsy Kerrison Road sets the tone for that life or vacation!

All of John's Island is unique. The past specific zoning laws have served Betsy Kerrison well. Please do not allow anyone to change it's roots!

*Sincerely,
Deanna Cochran
Kiawah Island
540-798-2446*

From: [John M. McCabe](#)
To: [CCPC](#)
Subject: We do NOT need a mini golf course near Kiawah / seabrook / Freshfields
Date: Sunday, September 06, 2020 3:25:49 PM

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I'm a Part time seabrook resident. I Have a couple rental properties here as well. We do NOT need a mini golf course at the proposed location. This isn't myrtle beach. Thanks. John

John M. McCabe
414-378-6320
WisconsinLakeCondo@gmail.com
Sent From My Email Machine

From: [Charlene Barker](#)
To: [CCPC](#)
Subject: Putt-Putt on Johns Island
Date: Sunday, September 06, 2020 3:17:46 PM

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To Whom It May Concern:

I have owned property on Johns Island since 1982 and full time resident since 2005. My husband and I loved the rural atmosphere of Johns Island and one of the reasons we chose to make it our home. We had been request visitors to Hilton Head over many years and just hated the way it turned out. I do not believe we need a putt-putt course and ice cream shop in an area of R-4. Once commercial is let in, it is hard to stop the next applicant. Keep Johns Island rural please. We do not need another Maybank Hwy.

Sincerely,

Charlene Barker

From: [Paul McLaughlin](#)
To: [CCPC](#)
Subject: Rezoning Proposal: 4455 Betsy Kerrison Parkway, Johns Island, SC 29455
Date: Sunday, September 06, 2020 3:10:44 PM

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I oppose the rezoning proposal for the Miniature Golf Course near Kiawah and Seabrook Islands for the following reasons:

1) Johns Island along Maybank and Main are a zoning train wreck. There was ample opportunity for more thoughtful planning when the Johns Island Connector and the bridge on Main were built, but it wasn't done. Now there are huge traffic, flooding and congestion problems. The approval of the this rezoning request will set in motion a repeat of these past mistakes. It should be denied pending a comprehensive Zoning, flooding and road plan for the area taking into account the sad lessons learned on Main and Maybank, below Plow Ground to the roundabout at Kiawah and Seabrook.

2) The area subject to the rezoning request has historical significance. The school house and surrounding land are artifacts and will be trivialized by commercialization. It will also further diminish the unique rural charm of Johns Island.

3) Please check with the Sheriffs office about the number of severe accidents that routinely occur on Bohicket and River Road. The area has not yet experienced the full build out of the new Kiawah River development. Adding more traffic, especially at night, will result in more accidents. And, when an accident on either or both roads occurs there is no way off Johns Island.

Despite the proposed generosity of the owner, this project should be denied for reasons of poor planning, diminishment of the historic beauty of Johns Island, and traffic safety.

Paul D. McLaughlin
3061 Baywood Dr
Seabrook Island, SC 29455

Sent from my iPhone. Please excuse any typos

From: [Susan McLaughlin](#)
To: [CCPC](#)
Subject: Proposed rezoning of 4455 Betsy Kerrison Parkway, Johns Island, SC 29455
Date: Sunday, September 06, 2020 1:46:17 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I am writing to oppose the proposed rezoning of property located at 4455 Betsy Kerrison Parkway, Johns Island, SC 29455. Sea Island Gold LLC is proposing to rezone their property from its current zoning of R-4 to Planned Unit Development (PUD). Their current proposal includes use as a miniature golf facility referenced as Sea Island Golf Course for outdoor recreation and food sales. In 2019, this property submitted an application for rezoning for a similar proposal, in which the County deferred their decision.

My opposition to this development is based on several reasons: (1) The traffic on Johns Island has been a concern for many years. Bohicket Road has become increasingly congested. It is a two lane road, and there appears to be no way of widening this road to improve traffic flow. As more houses are built on Johns Island, the traffic continues to get worse. The Beach Development Company has a huge multi-home development in that area that is just in its early stages. We also have two new proposed facilities in that area that are going to adversely impact traffic—a long term care facility and an MUSC health facility on Seabrook Island Road. If an outdoor recreation facility with parking for 75 cars goes in that area, it is likely to attract people from all over the Charleston area. We don't need more congestion on Bohicket Road. Until the county can come up with a plan for an alternate route to get to Betsy Kerrison Parkway, we don't need more development in the area. (2) The proposed facility is unlikely to benefit the residents who live in the area. While there are families who rent on Kiawah and Seabrook, the majority of people who live in these communities and the surrounding neighborhoods are retired and unlikely to use a miniature golf

facility. It is more likely to attract people from the greater Charleston area so it is unclear why this facility needs to be located in what is primarily a rural residential area with an older population. (3) In checking the operating hours of a similar facility in Mt. Pleasant, these courses are open to 9:00 pm on weekdays and 11:00 pm on weekends. The two lane roads on Johns Island are poorly lit with many large oak trees right along the side of the road and deer running wild during certain seasons. These roads are hazardous at night. My guess is that this facility will attract many teenagers, and we don't need an abundance of inexperienced drivers on what are already dangerous, narrow, poorly lit roads. (4) Finally, this type of commercial facility is not in keeping with the rural charm of Johns Island. If we allow a miniature golf facility, what's next—go carts, jump castles, rides, fast food, etc? The residents who live in this area do not want to see this area turned into Myrtle Beach.

This same proposal was denied about a year ago. I don't know why developers can continue to submit the same proposal year after year. A miniature golf course is a miniature golf course. Nothing has changed.

Thank you for your consideration.

Susan McLaughlin

3061 Baywood Drive, Johns Island, SC 29455

Sent from my iPad

From: [Deadra Duncan](#)
To: [CCPC](#)
Subject: Mini Golf“Degrading Idea”
Date: Sunday, September 06, 2020 12:09:16 PM

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Sent from my iPhone

From: [EILEEN MERCER](#)
To: [CCPC](#)
Subject: Land development
Date: Sunday, September 06, 2020 11:24:08 AM

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Dear CCPC:

We are responding to the email we have received today regarding land development between Kiawah and Resurrection Road. There has been much development on the islands for quite some time now plus along Betsy Kerrison and Main Roads. We have 2 golf courses on Seabrook and 4 on Kiawah plus one along Betsy Kerrison. Seems like there are enough courses to go around in our area. Do we really need one more? The traffic is already horrendous during the summers and starting to get worse in the winter.

Please consider not letting the development of that area at all.

Thank you,
Eileen Mercer

Sent from my iPad

From: [Norman Powers](#)
To: [CCPC](#)
Subject: Comment For Rezoning of 4455 Betsy Kerrison Parkway
Date: Sunday, September 06, 2020 10:25:40 AM

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To Whom It May Concern:

I am a Seabrook Island resident and wish to record my strong opposition to the proposed rezoning of property at 4455 Betsy Kerrison Parkway as proposed by Sea Island Gold LLC.

This parcel is one of the few remaining undeveloped parcels on the Parkway and currently houses one of the last remaining Rosenwald Schools from Johns Island's Civil Rights history, moved here from its original site down the road at Walnut Hill and fostered as a museum by the late Betty Stringfellow and others. To see this piece of our regional history disregarded, especially at this sensitive time in our national discourse, in favor of a miniature golf course is an insult to the memory of those who struggled to ensure African-American children were given educational opportunities denied their parents.

I would much rather see this parcel and its historic building become a mini-park and museum honoring the work of such important local Civil Rights figures as Esau Jenkins, Septima Clark and many others to provide educational opportunities to Johns Island's African-American community.

Thank you,
Norman Powers
2374 Cat Tail Pond Road
Seabrook Island, SC 29455

From: chad_rouse
To: [CCPC; jtaylor@kiawahisland.org](mailto:jtaylor@kiawahisland.org)
Subject: Proposed Rezoning of 4455 Betsy Kerrison Parkway
Date: Sunday, September 06, 2020 8:27:10 AM

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To those concerned,

I have heard that there is a proposed rezoning of 4455 Betsy Kerrison Parkway, Johns Island, SC 29455 From a R-4 to a Planned Unit Development. I live around the corner from this proposed development at 2866 Maritime Forest Drive on Oak Point Golf Course. While I am happy for there to be development of this lot into something that fits into the surrounding area, I feel that a mini-golf center has no place on Johns Island or near Kiawah. Mini-golf is for Myrtle beach and overdeveloped tacky seaside towns. Johns Island and Kiawah are unique and world famous for their natural beauty and rural setting. Mini-golf does not fit into a rural setting like ours. In my opinion, A mini-golf center does not adhere to the Johns Island Community Plan as it does not protect the unique character of the island but goes against it. Please do not allow this property to be Developed in this way.

Kind regards,
Spencer Chadwick Rouse

From: [Joanne Fagan](#)
To: [CCPC](#)
Subject: Zoning request change for property on Johns Island
Date: Sunday, September 06, 2020 7:29:34 AM

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I am writing to state my opinion that allowing a zoning change to permit the construction of a mini golf course on property between the Kiawah Island Town Hall and Resurrection Road on Johns Island not be approved by the zoning board.

This location is a on highly traveled roadway, which already presents many traffic challenges on any given day, with serious accidents impeding any traffic flow off of Kiawah or Seabrook Islands.

I feel that this project, which I believe has been presented before, is not the best use of this land and will increase traffic congestion and add more potential for serious safety and traffic concerns.

Joanne Fagan

813 Treeloft Trace

Seabrook Island, SC. 29455

Sent from my iPad

From: [Donna](#)
To: [CCPC](#)
Subject: Rezoning property at 4455 Betsy Kerrison John's Island 29455
Date: Sunday, September 06, 2020 7:08:54 AM

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Dear CCPC:

I am a resident of John's Island. And, I am a proponent of changing the zoning of the above referenced property that will allow plans for the miniature golf course to go forward. I cannot think of a facility on John's Island that is designed to promote a day or evening of affordable "family fun". Kids love "putt putt". It's an inexpensive way to spend time with your children and grandchildren. I seriously doubt that this facility will add to traffic congestion or create a blight on the neighborhood. I believe it will promote wholesome activity and family together time for locals, vacationers and their children.

I hope you will approve the zoning change. Mini Golf will be an asset and a bright spot on Betsy Kerrison.

Donna Brown
2444 Golf Oak Park
John's Island 29455

PS- This miniature golf project has been discussed with friends and neighbors for months. We think it's a good idea. Please, don't allow the few loud opposers to lead you to believe that most John's Islanders do not want this project to move forward. That is the only reason I've taken time to write to you.

Sent from my iPhone

From: [Steven Brody](#)
To: [CCPC](#)
Subject: Rezoning
Date: Saturday, September 05, 2020 4:01:31 PM

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To: CCPC@charlestoncounty.org
Subject: Rezoning

Dear Zoning & Planning Members: We are full time residents of Kiawah, and we strongly object to the proposed rezoning of [4455 Betsy Kerrison Parkway](#).

The idea of placing a commercial attraction in that area is terrible. There are so many problems with traffic already, trying to entice more people out Main Road is ludicrous. There are accidents almost daily with the overdevelopment as it is. Additionally, the impact on water, wildlife, and sewage treatment issues would further erode the beauty and health of the sea islands.

This poses another real threat the unique beauty and value to those who live on Johns Island and the surrounding islands.

Please vote against this proposal.

Karen and Steven Brody
140 Blue Heron Pond Road
Kiawah Island

From: [Vickey Wile](#)
To: [CCPC](#)
Subject: TMS 204-00-00-025
Date: Saturday, September 05, 2020 12:24:06 PM

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Dear Commissioners,

I am writing to oppose the development of the proposed Sea Island Golf Course on Betsy Kerrsion Parkway.

The traffic on Betsy Kerrsion has grown exponentially during the last few years, and this would add to that congestion.

Also many trees would have to be removed to build a 75 space parking lot. The land would have to be graded and filled in to make it level for a putt-putt golf course.

Thank you for considering that this would not be the best use of this parcel of land.

Sincerely,
Vera Wile

The joy that you give to others is the joy that comes back to you.

From: [Robin Culler](#)
To: [CCPC](#)
Cc: jtaylor@kiawahisland.org; [Robin Culler](#)
Subject: Proposed rezoning of 4455 Betsy Kerrison Parkway, Johns Island
Date: Saturday, September 05, 2020 12:17:22 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Charleston County Planning Commission:

I am a permanent resident of Kiawah Island and am vehemently opposed to the proposed rezoning of 4455 Betsy Kerrison Parkway for use as a miniature golf facility.

The natural bucolic uniqueness of Johns Island, Kiawah Island and Seabrook Island is being destroyed by elitist over development. We should be supporting conservation of our rich agricultural assets, clean air, pure water and dark nighttime skies. With continuing development we will soon become another congested seaside area with strip malls like Myrtle Beach.

I bought my first home on Kiawah in 1977 when wild horses were running on the beach. We are now overrun with a daily parade of construction vehicles and constant deafening leaf blowers. Once it's gone you can't get it back.

Respectfully,

Robin Culler
327 Low Oak Woods Rd
Kiawah Island SC

From: [Kristen Strauss Jones](#) on behalf of [Kristen Strauss](#)
To: [CCPC](#)
Subject: Rosebank Farms/Reject Golf Course Development
Date: Saturday, September 05, 2020 10:39:17 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Hi there,

This is regarding TMS 204-00-00-025. I am a property owner on Seabrook Island and strongly urge the council to reject the planned golf course development at 4455 Betsy Kerrison Pkwy. Please keep Rosebank Farms and reject the commercialization of this site with a new putt putt course complex.

Thank you,
Kristen Jones

From: [Carroll Dunn](#)
To: [CCPC](#)
Subject: Parcel at 4455 Betsy Kerrison Parkway
Date: Saturday, September 05, 2020 10:30:35 AM

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Good Morning,

I understand there is a request to rezone the parcel at 4455 Betsy Kerrison Parkway and the building of a miniature golf course being presented to the Planning Commission on September 14, 2020.

To be clear, I am in opposition to this request. I have several concerns.

- Foremost, safety. There would be families biking and walking to this facility who would have to cross the Kiawah Island Parkway/roundabout and there are no sidewalks on that side of the parkway. There are also two lanes coming off the island that merge and have at times been extremely dangerous.
- We are concerned about no after hours security. There are possible overflow parking issues and the importance of maintaining aesthetics. There is no local Johns Island government to enforce such issues.
- If this parcel gets rezoned, this will lead to additional rezoning in the future such as commercial development and the possible loss of family homes

Please do not approve this request for rezoning. It is wrong for this part of Johns Island.

Sincerely,

Carroll and George Dunn
3 Terrapin Island Lane
Kiawah Island, SC 29455

From: [Michael DiGiovanni](#)
To: [CCPC](#)
Subject: Sea Island Gold LLC is proposal
Date: Saturday, September 05, 2020 8:55:58 AM

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Dear Sirs,

A miniature golf facility does not belong in this area.

We do not want our neighborhood to resemble Myrtle beach.

Thank You

Michael & Toula DiGiovanni

51 Cotton Hall

Kiawah Island. SC

Michael DiGiovanni

843.469.7554

From: [Fran Williams](#)
To: [CCPC](#)
Subject: 4455 Betsy Kerrison Parkway Rezoning Request
Date: Saturday, September 05, 2020 7:08:13 AM

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Ladies and gentleman,

I respectfully oppose the rezoning of 4455 Betsy Kerrison Parkway to accommodate a miniature golf course.

The Johns Island Community Plan, established and contributed to by the residents of Johns Island, established specific zoning codes to ensure development aligns with and fits the island's character. A putt-putt course, no matter how beautiful the design, does not fit this description. Not only does it not fit this description, I would argue that it is in direct conflict with the island's character. And of course, the parking lot to accommodate patrons is even further away from the character of the Low Country.

There are already significant road and traffic issues affecting the safety of residents that live along and use Betsy Kerrison Parkway, Bohicket Road, River Road and Main Road. All of these roads are already overcrowded. This issue has been recognized for years yet development along them continues to be approved exacerbating a known problem. The addition of an access point through the median will add to the risk faced by travelers on this road every day.

When I chose to invest in property on Johns Island, I considered Myrtle Beach, Hilton Head, Isle of Palms and John's Island. There were two reasons I decided on Johns Island. The first was the beauty of this place which includes flora, fauna and wildlife. Myrtle Beach, Hilton Head and to some extent Isle of Palms were already overdeveloped and commercialized. All of my research pointed to Johns Island leadership recognizing that their advantage was the natural beauty of the low country. The second reason I chose Johns Island was specifically, believe this or not, the absence of putt-putt, water parks, chain restaurants and commercial properties. If I wanted to buy where those things were available to me, I would have chosen a place in Myrtle Beach, Hilton Head or Isle of Palms. Real estate prices were about the same. The discriminator was the beauty of **under development**. I understand that commercial development adds money through taxes and fees, etc but I believe a larger price to pay will be losing the competitive edge of having something that these other places do not.

One last point. What happens when/if this venture fails? The county will be left with a rotting, dilapidated eyesore. We have all seen it happen too many times. I look at the former Chez Fish just down the road from the proposed putt-putt course as an example. I'm not sure how many restaurants have tried and failed there but it is more than two. Now the building is an ugly eyesore waiting for someone to take another chance. If a good restaurant can't survive the ups and downs of seasonal peaks and valleys, I don't see how a putt putt facility will. Then what?

Please vote **NO** to the rezoning of 4455 Betsy Kerrison Parkway and preserve the beauty of

the low country.

Respectfully,

Fran Williams
4794 Tennis Club Lane
Kiawah Island, SC 29455

From: [Laura Dewees](#)
To: [CCPC](#)
Subject: Sea Island Golf Course
Date: Friday, September 04, 2020 9:36:53 PM

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Dear CCPC:

We are writing as concerned residents of Kiawah in regard to the proposal for the development of 44555 Betsy Kerrison Pkwy. We have read and heard that this property is up for a change in zoning and a miniature golf course, Sea Island Golf Course, is proposed. We are opposed to this change in zoning as well as the miniature golf course. Thank you for your time.

Sincerely,

Laura and Larry Dewees

From: [Patricia Schwert](#)
To: [CCPC](#)
Cc: jtaylor@kiawahisland.org
Subject: property located at 4455 Betsy Kerrison Parkway
Date: Friday, September 04, 2020 5:27:49 PM

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To: Charleston County Planning Commission

We are strongly opposed to the proposed rezoning of the property located at 4455 Betsy Kerrison Parkway, Johns Island, SC in order to permit building Sea Island Golf Course. We built a home on Kiawah Island in 2008 after researching many coastal communities. One of the characteristics of Kiawah and Seabrook that makes this area special is the focus on nature and the intentional lack of commercialism common to many other seaside communities. If rezoning is approved for a miniature golf course, it will forever change the unique character of this community. It also sets a precedent for rezoning other land parcels which may result in additional amusement venues.

The traffic on Betsy Kerrison Parkway is already problematic. Heavy traffic is an inconvenience, but also impedes emergency vehicles which poses a health and safety issue for residents. Adding a recreational destination that will attract people from the greater Charleston area will add to the already untenable traffic congestion.

We urge you to deny this application for rezoning which is a slippery slope to eroding the quality of life so valued by those of us who chose to live here.

Respectfully,

Patricia and William Schwert
734 Virginia Rail Road
Kiawah Island, SC 29455

From: [Debra Sheldon](#)
To: [CCPC](#)
Subject: 4455 Betsy Kerrison proposed reasoning
Date: Friday, September 04, 2020 4:42:06 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

We are strongly opposed to rezoning this rural property. Johns Island roads are already dangerously overcrowded from the extensive rezoning already in place bringing high density housing and changing the very character of Johns Island. Furthermore, a commercial enterprise such as a putt putt golf course is aesthetically inconsistent with the rural character of the property. High density housing requires more parks, more schools, more roads, more utilities, more libraries, more assistance to those in need. Keep Johns Island rural and provide more help to those already here. Thank you.

Debra Sheldon
843 768 1764.

Sent from my iPad

Palmer and Rebecca Krantz
349 Low Oak Woods Rd.
Johns Island, SC 29455

To Whom It May Concern

Please allow this letter to serve as our qualified opposition to the proposed rezoning of property located at 4455 Betsy Kerrison Parkway, Johns Island, SC 29455. It is our understanding that Sea Island Gold LLC is proposing to rezone their property from its current R-4 to a PUD. Further, it is our understanding that if the rezoning request is successful, the owners plan to use the property as a miniature golf course.

While we assume that Sea Island Gold is committed to an appropriately designed facility, by its very nature a miniature golf course is inappropriate for this part of Johns Island. Our position is not rooted in the "Keep Johns Island Rural" philosophy but rather in the incongruous nature of the proposed use. This section of Johns Island is a land of Live oaks and palmettos, mom and pop stores and old and new residences (and residents). It is not a land of putt-putt golf courses, roller coasters and tacky gift shops. It is our understanding that the old Walnut Schoolhouse, built in 1868 for freed slaves, is to be used as the golf course "club house." This act alone underscores the insensitivity of Sea Gold LLC to the nature and culture of the area.

Other concerns include: will alcohol be served; will the facility be open at night and, if so, what will be done to keep light pollution to a minimum; will the facility be landscaped like the adjacent Kiawah Town Hall to minimize unsightly features such as parking lots and support buildings. While it is not our responsibility to anticipate the financial success of such a facility, the highly seasonal nature of Kiawah and Seabrook tourism raises additional concerns. Will enough business be generated over a three to four-month season to sustain the operation? Should the business fail, what will be done with the remaining infrastructure?

As stated above, our opposition to the rezoning application is qualified. Our qualification is based on the fact that we have yet to learn the details of the proposed development. We look forward to the information public meeting in order to form an unqualified position.

Thank you.

Palmer Krantz

Rebecca L. Krantz

From: rnewton@sc.rr.com
To: [CCPC](#)
Subject: Sea Island Golf Course PD
Date: Tuesday, September 08, 2020 11:17:17 AM
Attachments: [image003.png](#)

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September 8, 2020

Dear Planning Commission Members:

I am writing this email to you in opposition to the Sea Island Golf Course PD request before you today. I have owned 2 properties on Kiawah Island since 1980, & I must admit that I was astonished that someone would want to put a miniature golf course on Betsy Kerrison Parkway. That does not fit with the other businesses & churches in the neighborhood and would be an eyesore there. Please reject this request, & let us keep Betsy Kerrison Parkway from becoming a lighted commercial neighborhood.

Thank you for your consideration of my request.

Sincerely,



Rhonwen L. Newton
1119 Duneside Road
4301 Sea Forest Drive
Kiawah Island, SC 29455

From: [Alan Barclay](#)
To: [CCPC](#)
Subject: Against the zoning application of Sea Island Golf LLC regarding the parcel of land next to Kiawah Town Hall
Date: Tuesday, September 08, 2020 12:32:17 PM

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I am writing in opposition to the Planned Urban Development zoning application being proposed by Sea Island Golf, LLC. It is my understanding that the current zoning is residential, and we'd like it to remain that way in keeping with the character, use, and density of the surrounding areas. We believe a commercial enterprise like the one being proposed, would detract from the area and cause potential issues with things like noise pollution, light pollution, traffic congestion and increased noise.

Respectfully,
Alan and Susan Barclay
1709 Live Oak Park
Seabrook Island, SC 29455

From: [Shirley Salvo](#)
To: [CCPC](#)
Subject: Putt Putt on Betsy Kerrison
Date: Tuesday, September 08, 2020 12:35:24 PM

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My name is Shirley Salvo and I am founder and president of Sea Islands Hunger Awareness Foundation. Our mission is "Fighting Island Hunger with Healthy Food and Clean water One Meal at a Time ". My address is 67 Belmeade Hall Road, Johns Island, SC 29455

I strongly recommend the proposed putt putt on Betsy Kerrison.

Thank you,
Shirley Salvo

Sent from my iPhone

From: [George Conbeer](#)
To: [CCPC](#)
Cc: jtaylor@kiawahisland.org
Subject: Rezoning of 4455 Betsy Kerrison Parkway, Johns Island, SC 29455
Date: Tuesday, September 08, 2020 12:58:41 PM

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We are writing in support of the rezoning request by Sea Island Gold LLC for the property at 4445 Betsy Kerrison Parkway.

We are full-time residents of Seabrook Island. We own two properties, our home at 3200 Privateer Creek Road and a villa at 732 Seabrook Island Road. The latter is an investment rental property that we have owned for 7 years. On average we host about 40 rental guests, primarily families per year.

While both Seabrook and Kiawah provide family oriented activities, there is a need for a facility such as being proposed. Families, particularly with diverse age groups, will welcome the ability to play mini-golf together followed by food and ice cream. We know our grandchildren and the children and grandchildren of our rental guests will use and enjoy this unique facility.

Please approve this request.

Thank you.

-george and barbara

George and Barbera Conbeer
(847) 508-4143

From: [JOANNE FARRELL](#)
To: [CCPC](#)
Subject: Miniature golf outside Seabrook and Kiawah Islands
Date: Tuesday, September 08, 2020 1:35:27 PM

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To whom it may concern,

I have to say that my husband and I are in favor of the addition of the miniature golf course. Presently we are awaiting our son to graduate from high school then we will move to our home in Seabrook Island. Today starts his senior year . We also have a daughter who's 23. Both of our children feel that there's nothing to do when they come to visit. It actually boggles my mind when they say this. I think the addition of the golf course will be a positive addition to the community for people like myself, who have younger kids, to give them an option of having a fun alternative such as mini golf. I know that there are many older folks who would feel the same way when the grandchildren come to visit. Miniature golf and ice cream after. While we do not rent our home, I'm aware of all of the rentals that do occur. How fun for the renters to be able to enjoy a round or two of golf.

Please consider all of the positives when you make your decision.

Kind regards

Joanne and John Farrell
3076 marshgate drive
Johns Island , SC

Sent from my iPhone

From: [John Carpenter](#)
To: [CCPC](#)
Subject: Miniature Golf project on Betsy Kerrison
Date: Tuesday, September 08, 2020 1:34:23 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

To whom it may concern, I am a full time resident of Seabrook Island and wanted you to have my full support of the miniature golf project under proposal on Betsy Kerrison Road.

The project design does an excellent job of creating aesthetic beauty rather than the gaudy, carnival like “putt putt” often seen.

I’m also supportive because of the people behind the project. Todd Gerhart has a proven track record here of caring about the local sea island citizens.

The restoration of a cherished 19 century school house as a part of the project is only icing on the cake.

Finally, Todd and his business partners have committed portions of future revenue streams to various local charities Should the project proceed. A great idea and noteworthy offer that shows support for charitable efforts on the sea islands.

Thank you in advance for support of this project.

Sincerely,

John Carpenter
3092 Marshgate Dr
Sesbrook Island

Sent from JTCarpenter's iPhone.

From: [Jane Myer](#)
To: [CCPC](#)
Subject: Additional information
Date: Tuesday, September 08, 2020 1:46:21 PM

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To whom it may concern,

I have written previously in opposition to the rezoning of 4455 Betsy Kerrison Parkway. Since my initial communication, I've been informed by a member of the Johns Island Community Association that this request has additional features. I was told that there will be numerous food trucks, a pavilion for birthday parties and an ice cream station. I sincerely hope that the Charleston County Planning Commission/Council declines this rezoning for residential zoning (I believe that's what the applicant is requesting). I don't believe residential zoning allows for food trucks, venue for birthday parties and mini golf.

There are many of us on Kiawah and Johns Island who would like to start a coalition to help refurbish the existing structures on Johns Island. Some of the homes that have blue tarps for roofs and some of the trailers looked quite inhabitable. If the applicant wants to improve and compliment what's existing on Johns Island, possibly creating a non-profit to assist with living conditions on Johns Island would be a more worthy cause. Let's help what's already here verses adding an amusement park for birthday parties and food trucks, mini golf as well. We cannot continue to be blind to and ignore the conditions of the homes and trailers we all pass going on/off Johns Island.

Thank you,

Jane Myer
484-431-7224

From: [Lisa Magazine](#)
To: [CCPC](#)
Subject: Sea Island Golf Course (4455 Betsy Kerrison Pkwy)
Date: Tuesday, September 08, 2020 2:42:25 PM

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Good afternoon,

I hope this email finds you well. I would like to express my deep concern and objection of building any sort of golf/outdoor recreation on or near Kiawah Island & Seabrook Island. The beauty of both locations are simple, natural, beauty. The fact that nothing is "commercialized" there is why people come back to visit and live year after year. There are so many other commercial areas of Charleston that this project would be best suited for.

Since I am a property owner at Kiawah and live in Atlanta, is there a petition or any other action I need to take to have my voice heard?

I look forward to hearing from you.

Best regards,
Lisa Magazine

From: [Pattie Gordon](#)
To: [CCPC](#)
Subject: Rezoning on Kiawah
Date: Tuesday, September 08, 2020 3:14:30 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Greetings,

I, Rev. Pattie Gordon, am in favor of consideration of rezoning the property near the Kiawah Municipal Building for miniature golf.

An area for family activity entering Kiawah appears to be more fitting for the area.

Blessings and Peace,

Reverend Pattie Gordon

Sent from my iPhone

*“If you can’t fly then run, if you can’t run then walk, if you can’t walk then crawl, but whatever you do you have to keep moving forward.” **Martin Luther King Jr.***

From: [Julie Starr](#)
To: [CCPC](#)
Subject: Betsy Kerrison Pkwy miniature golf proposal
Date: Tuesday, September 08, 2020 3:25:25 PM

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Good afternoon,

I would like to submit my support of the miniature golf facility proposed for Betsy Kerrison Parkway on Johns Island.

If done tastefully, a recreational venue such as this would be an asset to our community for permanent residents as well as vacationers.

Additionally, I have known Todd for many years and am well familiar with his charitable efforts, such as Backpack Buddies. He is a wonderful neighbor, possessing generosity and community spirit. The success of any business venture with which he is involved is guaranteed to benefit local charities for years to come.

Respectfully,
Julie Starr
2908 Captain Sams Rd
Seabrook Island, SC 29455
843 259-0212

Julie

From: [Brian Bichey](#)
To: [CCPC](#)
Subject: Mini Golf on Betsy Kerrison
Date: Wednesday, September 09, 2020 9:47:57 AM

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To whom that may concern,

I support the Mini Golf project on Betsy Kerrison. I believe this would be a great family activity.

Celeste Bichey
2943 Atrium Villa

Sent from my iPad

From: [Alana Long](#)
To: [CCPC](#)
Subject: Mini Golf
Date: Wednesday, September 09, 2020 9:33:50 AM

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Hello,

I absolutely love the idea of more family friendly activities on Johns Island and love that the proceeds go to charity. We do not have enough on Johns Island to take children to, and I applaud the idea of giving back to so many good causes.

Happiness and Health!

Alana P. Long
Owner
Licensed Massage Therapist SC # 7968
Certified Personal Trainer
Office: 843-647-1112

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From: [Darryl May](#)
To: [CCPC](#)
Subject: Proposed Mini Golf Project
Date: Wednesday, September 09, 2020 9:31:06 AM

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I fully support the proposed miniature golf course project. Not only would it add a nice family-type activity for both owners and renters at Seabrook and Kiawah to enjoy, but it would be a nice activity to attract people out of those communities and into the broader Johns Island community.

Darryl May
Seabrook Island

From: [Shelley Thornton](#)
To: [CCPC](#)
Subject: Miniature Golf
Date: Wednesday, September 09, 2020 9:27:14 AM

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I want to express my opinion on the proposed re-zoning of a parcel on Betsy Kerrison Rd. I am ALL IN FAVOR of this project. I live close by and would welcome a family friendly activity that gives back to the community.

Ann Thornton
3334 Habitat Blvd
Johns Island, SC 29455

--

Shelley Thornton
Southern Hospitality Concierge
Sohocosc@gmail.com
Shipt Shopper

From: [Jim Cowan](#)
To: [CCPC](#)
Subject: Project on Betsy Kerrison Parkway
Date: Wednesday, September 09, 2020 9:08:17 AM

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I've vacationed on Seabrook Island for over 30 years and now own property there. Three generations of my family totally enjoy our time our vacations in the Low Country.

I fully endorse the proposed project to construct a miniature golf course on Betsy Kerrison Parkway.

I've know Todd Gerhart for several years from his ownership of the Ice Cream Shop in Bohicket Marina and his management of the Children's Fishing Tournament. He has operated both in a professional manner with a focus on cleanliness, safety, customer service and courtesy. I'm totally confident that Todd will bring his expertise and professionalism to the new project. I'm also confident that the project will enhance the family experience that we value in the Low Country.

Sincerely,
Deacon Jim Cowan

From: [Mary Agnes Seabrook](#)
To: [CCPC](#)
Subject: Proposed Putt-Putt park development on Betsy Kerrison Parkway
Date: Wednesday, September 09, 2020 8:15:16 AM

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Charleston County Parks Commission:

I'm writing in support of the Putt-Putt recreational park proposed for Betsy Kerrison Parkway. I believe it is a good use of the land and will be an asset to the community. Thank you, Mary Agnes Seabrook

From: [Ginny Larence](#)
To: [CCPC](#)
Subject: Miniature golf course
Date: Wednesday, September 09, 2020 6:45:30 AM

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Please vote this down. We are an Audubon Sanctuary encouraging nature to thrive , not another Myrtle Beach. Virginia and Frank Larence

Sent from my iPhone

From: [Susan](#)
To: [CCPC](#)
Subject: Proposed mini golf project
Date: Tuesday, September 08, 2020 10:57:01 PM

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To Whom It May Concern:

I fully support the proposed mini golf project. I own a house on Seabrook Island, and think a mini golf course would be a great addition to the community.

Thanks
Susan May

From: [Karen Wlodarski](#)
To: [CCPC](#)
Subject: Johns Island re-zoning - DISAPPROVE
Date: Tuesday, September 08, 2020 9:59:43 PM

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I am sending this e-mail to voice my strong disapproval of the zoning change request that would permit a miniature golf facility to be established on the Betsy Kerrison Parkway property between Resurrection Road and the Town of Kiawah Island town hall. This seems to me to be an inappropriate use of the property due to increased lighting, traffic, and commercialization. Please try to preserve the rural nature of the Johns Island community that we know and love!

Sincerely,
Karen Wlodarski
2743 Old Oak Walk
Johns Island, SC 29455
(843) 696-2892 or karen-w@msn.com

From: [Mike Fleck](#)
To: [CCPC](#)
Subject: Sea Island Golf
Date: Tuesday, September 08, 2020 8:46:45 PM

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We support sea Island golf. It is a needed amenity with the amount of families that live on Johns island.

Best,

Mike Fleck
2198 Kemmerlin St
Johns Island, Sc 29455
843-823-7374

From: [Ashley Rodé](#)
To: [CCPC](#)
Subject: Mini golf
Date: Tuesday, September 08, 2020 8:33:15 PM

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To whom it may concern,

I am resident of Johns island, SC and I strongly oppose the addition of Sea Island Golf to the community. This is one step in the direction of turning Johns island into A myrtle beach trashy tourist hole. My address is: 2787 McFadden Way Johns Island, SC 29455

Ashley Rodé

From: [Scott Rollins](#)
To: [CCPC](#)
Subject: Mini golf course
Date: Tuesday, September 08, 2020 8:24:20 PM

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As Seabrook island residents, we are in favor of the mini golf course propped s on Betsy Kerrison parkway.
Dr. Scott Rollins
3037 Marsh Haven
Seabrook island SC

Sent from my iPhone

From: [Maryann Rollins](#)
To: [CCPC](#)
Subject: Yes to Proposed mini golf course
Date: Tuesday, September 08, 2020 8:09:10 PM

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As a homeowner on Seabrook Island, I whole heartedly support the proposed mini golf course on Betsy Kerrigan highway. It would be great family fun for both residents and visitors alike! Friends who were visiting from Oklahoma asked if there was a place nearby to play putt putt. The closest mini golf course is in Mount Pleasant.

Maryann Rollins
3035 Marsh Haven
Seabrook Island.

From: [C.McK](#)
To: [CCPC](#)
Subject: 4455 Betsy Kerrison Parkway rezoning
Date: Tuesday, September 08, 2020 5:34:13 PM

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RE: -TMS 204-00-00-025
4455 Betsy Kerrison Parkway

Dear Sir or Madam:

I understand that the owners of this property are requesting a zoning change from R4 to Planned Development in order to create a mini-golf course and outdoor recreation center.

As a homeowner on Betsy Kerrison Parkway, I know that the road is the entranceway to the tourist destinations of Kiawah and Seabrook Islands as well as Beachwalker County Park. But it is also the main thoroughfare for residents of this rural section of Johns Island. While a nicely created mini-golf course might seem harmless to some, opening the doors to further recreational development of the parkway is alarming to those who own property nearby. This section of Johns Island is mostly rural and residential and the current zoning is in place to keep it that way. Changing the zoning in this way will likely ruin this.

Charleston County created an urban growth boundary on Johns Island for a good reason. Commercial development is supposed to remain in the corridor along Maybank highway. The rural and residential area of Johns Island along Betsy Kerrison is meant to remain rural. The character of this area of the island is not conducive to an entertainment district, which is what could arise and spread if this zoning change is allowed.

4455 Betsy Kerrison is zoned residential. It should not be changed to commercial zoning in order to create a for-profit entertainment venue. Having previously lived in unincorporated counties with lax zoning laws, I know all too well what can happen once the floodgates are opened to commercial development. I don't want our quiet, rural island corridor to slowly turn into Myrtle Beach.

Thank you for your time,

Cyndy McKinley

From: [Pat Cline](#)
To: [CCPC](#)
Subject: miniature golf project
Date: Tuesday, September 08, 2020 5:24:18 PM

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To whom it may concern,

As a resident of Johns Island and a retired educator, I support the Miniature Golf project on Betsy Kerrison Parkway on Johns Island.

I am delighted that the school house will be restored and that school children will be able to come on field trips.

Sincerely,
Pat Cline

Sent from [Mail](#) for Windows 10

From: [Steve](#)
To: [CCPC](#)
Subject: miniature golf
Date: Tuesday, September 08, 2020 5:18:15 PM

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I support the miniature golf project on Betsy Kerrison Parkway on Johns Island.
Stephen Costelli
Johns Island resident

From: [Jean Cross](#)
To: [CCPC](#)
Subject: I am in favor of the miniature golf proposal located on Betsy Kerrison on Johns Island
Date: Tuesday, September 08, 2020 5:09:50 PM

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I am a property owner and full time resident of Seabrook Island and would like to submit my support for the proposed miniature golf facility on Betsy Kerrison PKWY on Johns Island. I have had the opportunity to review the plans and walk the property and feel it is a great location for a mini golf facility and will be a valuable asset to our community.

Thank you for your consideration,

Jean Cross
3235 Middle Dam Ct
Seabrook Island, SC 29455

From: [Michelle Strobel](#)
To: [CCPC](#)
Subject: Johns Island Miniature Golf
Date: Tuesday, September 08, 2020 5:03:59 PM
Attachments: [image002.png](#)

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Good Day,

On behalf of Coastal Carolina Council, Boy Scouts of America I am in favor of a miniature golf course. I am sure many Scouts and their families will take advantage of this outdoor venue, it is also another revenue stream for Scouts in our community as we will be allowed to use the facilities in the fall months and receive 50% of the revenue.

Thank you for the opportunity to share my thoughts.

Michelle Strobel | Development Director

BOY SCOUTS OF AMERICA

Coastal Carolina Council

A BSA Journey To Excellence Award Winning Council.

9297 Medical Plaza Drive

North Charleston, SC 29406

P 843.763.0305 | Direct 843.804.9875 C 843.425.2351

Michelle.Strobel@Scouting.org

www.coastalcarolinabsa.org



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From: [Trevor Shelor](#)
To: [CCPC](#)
Subject: Kiawah Putt-Putt
Date: Tuesday, September 08, 2020 4:48:18 PM
Attachments: [Scouting Logos.png](#)

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From Trevor Shelor, Boy Scouts' Palmetto District Executive covering Charleston, North Charleston, West Ashley, James and Johns Islands -

I am writing to advise that the approx. 1000 Scouts of Palmetto District would definitely enjoy having a miniature golf course near Kiawah. There are numerous Scouting activities which already occur on Johns Island throughout the year and this additional attraction could serve as a singular destination or as an excursion during larger events. Cub-Scouts particularly would benefit from the fun atmosphere and sportsmanship that comes with this type of activity. Many are also children of real golfers and it will give them a connection to "dad's game."

The possible benefit to our Council in terms of fund-raising opportunities would also be greatly appreciated. Feel free to contact me for ideas!

Trevor A. Shelor | Palmetto District Executive & Exploring Coordinator

BOY SCOUTS OF AMERICA

Coastal Carolina Council

A BSA Journey To Excellence Award Winning Council.

9297 Medical Plaza Drive

North Charleston, SC 29406

P 843.763.0305 | C 843-860-0315

Trevor.Shelor@Scouting.org

www.coastalcarolinabsa.org



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From: [Anne Robinson](#)
To: [CCPC](#)
Subject: Rezoning 4455 Betsy Kerrison Parkway
Date: Tuesday, September 08, 2020 4:13:35 PM

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GOOD AFTERNOON,

I AM OPPOSED TO THE REZONING OF 4455 BETSY KERRISON PARKWAY FROM RESIDENTIAL TO COMMERCIAL. ONCE YOU DO THIS YOU WILL BE SETTING A PRECEDENT FOR FURTHER REZONING THAT COULD BRING SOME VERY UNPLEASANT RESULTS TO THE ISLAND.

SINCERELY,
ANNE S. ROBINSON

Anne Robinson
Interior Designer
GDC Home
420 Freshfields Dr
Kiawah, SC 29455
843-768-4246

From: [Jada Phillips](#)
To: [CCPC](#)
Subject: Planned Putt Putt Course on Kiawah
Date: Tuesday, September 08, 2020 4:13:13 PM

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Please be advised that I would really enjoy having the planned putt putt course on Kiawah next to the Town Hall. The plans are classy - not themeparkish - and the would be a great venue for our many families that live and visit our sea islands.

Best,
Jada Phillips
Seabrook Island, SC

From: [Martha Goldstein](#)
To: [CCPC](#)
Subject: Proposed Sea Island Golf Cross PD 4455 Betsy Kerrison Parkway
Date: Tuesday, September 08, 2020 4:02:26 PM

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We are opposed to the rezoning of 4455 Betsy Kerrison Parkway. People come to Johns Island for the beaches, wildlife, and natural beauty. The proposed mini golf course will not enhance any of these. There are plenty of other areas in South Carolina where this type of activity already exists.

We hope that the Planning Commission will vote to deny this application so that Johns Island can retain it's natural beauty.

Sincerely,

Barry & Martha Goldstein
2938 Captain Sams Rd
Johns Island, SC 29455

Sent from my iPad

From: [paul mahoney](#)
To: [CCPC](#)
Cc: [Harold Nancy](#)
Subject: Rezoning of 4455 Betsy Kerrigan Parkway
Date: Tuesday, September 08, 2020 3:59:42 PM

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The rezoning of this piece of property in an area of Betsy Kerrigan Parkway will make an already potentially dangerous driving situation worse. The increase in traffic with cars entering and leaving as well as crossing the road will increase the risk of accidents. I am strongly against the proposed rezoning as i live on Kiawah and have to pass this area frequently. Thank You for listening.

From: [Kate Hayn](#)
To: [CCPC](#)
Subject: Planned development, Sea island golf course
Date: Wednesday, September 09, 2020 1:31:52 PM

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In reference to the above, slated for 4445 Betsey Kerrison Parkway, I am totally against the rezoning of this property for the purposes of allowing a putt putt golf course, or any other planned development.

Concerns are as follows:

Security -who is going to monitor this once it is built. Are there plans for lighting it up after dark? Will there be a Security gate? Will even low level lighting alter the look of the area which is now rural and not commercial?

Traffic- how are people going to make a left to get into the course without another turning lane. The circle is too small to handle more volume of traffic. Will there be constraints on busing in school children?

Appearance change of rural Johns island-This will set a precedent and further appeals could result in the look of Betsey Kerrison parkway changing to look like Myrtle Beach.

Please vote no to changing the zoning.

Sincerely,

Kathleen Hayn
189 Bullthistle Lane
Kiawah Island, SC

Sent from my iPad

From: [Nancy Buck](#)
To: [CCPC](#)
Subject: Proposed Putt Putt Golf on Johns Island
Date: Wednesday, September 09, 2020 1:18:27 PM

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As permanent residents on Seabrook Island, and the owners of a rental company overseeing 180 homes/villas on Seabrook Island, we are totally in favor of the proposed Putt Putt golf facility on Johns Island. It is a much better use of the land than another mobile home park. Residents and visitors will be able to enjoy time with their family and friends doing something other than enjoying beach time. There is a very limited amount of activities in the area that aren't associated with water activities/sports.

We highly support this facility and applaud the developers in bringing an activity for all ages to enjoy.

Thank you for your consideration,

Nancy & Randy Buck
Coastal Getaway of SC
843-789-4438
www.cgofsc.com



From: [Jim Friesinger](#)
To: [CCPC](#)
Subject: Vote no
Date: Wednesday, September 09, 2020 1:08:57 PM

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The traffic now can be less than safe. Also this just adds to the already severe infrastructure issues for Johns Island. Another example of the greedy having no regard for their community and environment.

Sent from my iPhone

From: [Paul Giardino](#)
To: [CCPC](#)
Subject: Mini golf on Betsy Kerrison Pky.
Date: Wednesday, September 09, 2020 1:06:02 PM

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I would like to voice my opposition to the proposed use change. This type of entertainment venue is out of character for this area of Johns Island. That site has been rural or agricultural in nature. The mini golf and associated amenities would be better suited to the Maybank Highway area.

I am also concerned that this business would be cited as precedence for future entertainment businesses.

Thank you for your consideration,

Paul Giardino
2413 Golf Oak Park
Seabrook Island, SC
(843)768-0575

Sent from my iPad

From: [Arthur Swinhart](#)
To: [CCPC](#)
Subject: Planning Commission Workshop Notification
Date: Wednesday, September 09, 2020 12:40:35 PM

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TO WHOM IT MAY CONCERN ON THE PLANNING COMMISSION:

We live in the community of Kiawah River Estates and am in opposition to the development of a Miniature Golf establishment on Betsy Kerrison Parkway, near the Kiawah Town Hall on Johns Island. It is our opinion that the additional traffic would be horrific and dangerous to have this establishment built on this two lane highway. This roadway is very dark and dangerous and would pose a terrific problem for any teenager leaving this area at night.

I hope you take into consideration all of the comments of the residents living close to this area before making a final decision.

Sincerely,

Arthur Swinhart
Colleen Swinhart
Kiawah River Estates
4342 Hope Plantation Drive
Johns Island SC 29455

From: [Lisa McDonald](#)
To: [CCPC](#)
Subject: Opposed: Miniature golf
Date: Wednesday, September 09, 2020 12:37:41 PM

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I am opposed to a zoning change to allow Putt Putt golf on Betsy Kerrison Pkwy. It doesn't fit the area and when it goes under we will be stuck looking at giant pink gorillas in an overgrown lot for years. This is not Myrtle Beach, and as a property owner on Seabrook I vehemently vote no to this zoning change.

Thank you
Lisa McDonald

--

Sent from Gmail Mobile

From: [Barnes, Timothy L.](#)
To: [CCPC](#)
Subject: SealIslandGoldLLC Application and Miniature golf
Date: Wednesday, September 09, 2020 12:05:41 PM

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September 9, 2020

Please accept this as our vehement opposition to the proposed rezoning of property on Betsy Kerrison Parkway next to the Town of Kiawah Island Boro Hall.

This application should be rejected. I understand the applicant is now posturing about how he will make donations to local non profits and charitable causes as a way to somehow sway your vote. This is totally irrelevant and not credible and in no way should it influence your decision. Rather the decision should be based on the law: that is whether this proposed rezoning is compatible for the neighborhood and in keeping with other zoning in the area. In short, this proposed rezoning is not acceptable and is not compatible with the neighborhood.

I was one of three people who appeared on November 4, 2019 and voiced opposition to the first application for rezoning. At the time, the applicants counsel was not prepared for any opposition and seemed shocked when I and others stood up and told you that this rezoning was a bad idea, was not compatible with the neighborhood and would bring a host of problems to this part of Charleston County. The same situation exists today some 10 months later.

For good reason, there is no similar small business designed to attract tourists, teens and families within 15 miles of the entrance to Kiawah. SealIslandGold wants to be the first. They want to build a miniature golf course there. They want tourists to leave the islands (and travel towards this area from the east where new Johns Island neighborhoods are being built) and bring an avalanche of problems to the area right outside Freshfields Shopping Center. They know of the huge problems this would create and know that this would only be the start of creating another Myrtle Beach/Hilton Head with hundreds of small businesses, golf courses, restaurants, gas stations, strip malls, car dealerships, mini golf courses, and movie theaters..

The purpose of this application is to rezone to serve only the needs of this one business and destroy the character of the pristine beauty of the area. The applicant doesn't care what it would do to this part of Charleston County. They don't care this land has been zoned this way for years because it is the right thing to do. The applicant clearly doesn't care that there is no similar business for 15 miles or more away (Maybank, or Folly Road). The applicant doesn't care that almost NO ONE who lives full time in Kiawah or Sea Brook or in the area wants it.

There will be a host of problems attendant to the proposed rezoning. Sewer, noise, lighting, water, litter, pollution, traffic and such will all be impacted. The applicant wants "limited use" but we all know that means use to only satisfy the applicant's needs. The neighborhood is not designed to support all of those infrastructure needs and can not and should not be forced to do so. Nighttime activities with lighting and noise and traffic, alone will produce a host of problems. Who does not

think there will be extensive litter and irresponsible people disposing of water bottles, trash and wrappers on the street? Who does not think the traffic could get out of control at night when folks would have to take a left turn out of the area and cross the median to return to Kiawah or Seabrook? Who does not think the lighting and pollution and noise levels will be intolerable and unacceptable to those of us who live here fulltime and do NOT want more business and more of the problems will accompany such business?

The proposed rezoning and proposed change in use is totally out of character with the neighborhood and the quality of life we all enjoy on our island. The applicant's effort at a second "bit of the apple..." is intolerable

The applicant through a Mr. Chewning, has stated in a recent email to the community that "most of us are looking for things to do the whole family will enjoy." Frankly in all of our 13 years here, I've never heard one person say that. We have four children and six grandchildren who regularly visit here. There is plenty to do here that doesn't involve a nighttime activity with enhanced noise, pollution, lighting, traffic, litter and sewer problems. Our family members love the beach, love the Night Heron Park, love the fun and games which are held at both West Beach and East Beach. They do not need to drive to this proposed area of the community to play miniature gold. This is NOT Myrtle Beach or Hilton Head. We do not need rezoning to accommodate this one landowner and allow him to destroy the ambience, the quiet and special features of the area. We do not need miniature gold. We do not need or want a rezoning of this land to allow this small business to move in. We implore you to not approve this application. The County's comprehensive plan should be maintained and not amended.

Sincerely

Timothy and Peggy Barnes
538 Bufflehead Drive
Kiawah, SC 29455
908-347-0777
TLBarnes@pbnlaw.com

Timothy L. Barnes, Esq.

PORZIO, BROMBERG & NEWMAN, P.C.

100 Southgate Parkway, P.O. Box 1997 | Morristown, NJ 07962-1997

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tlbarnes@pbnlaw.com | www.pbnlaw.com

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From: [Ginny Severs](#)
To: [CCPC](#)
Subject: Mini Golf on Johns Island
Date: Wednesday, September 09, 2020 1:44:00 PM

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To whom it may concern:

My name is Ginny Severs and I am a resident of Johns Island. I am reaching out today to offer my support of the mini golf on Betsy Kerrison. This will benefit the entire community, including Barrier Islands Little League Baseball, to have affordable entertainment on Johns Island. I appreciate your time and consideration in this matter.

Sincerely,

Ginny Severs

Gingerp23@yahoo.com

gsevers@charminginns.com

From: [Lori Crowley](#)
To: [CCPC](#)
Subject: Support Miniature golf on Johns Island
Date: Wednesday, September 09, 2020 1:42:28 PM

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I have 2 young children and I have lived on Johns Island for 12 years. I support the miniature golf amenity being proposed on Betsy Kerrison Parkway. It will provide a much-needed form of recreation for the children and families on Johns Island. Currently, the closest places we can play mini golf are in north Mt. Pleasant or in North Charleston, both at least 40 minutes from Johns Island. I support their idea to give back to charities in the community, including the local Little League on Johns Island.

Lori Crowley
lcrowley@ravenelassociates.com



Virus-free. www.avg.com

From: [Todd A. Rieger](#)
To: [CCPC](#)
Cc: [Todd Gerhart](#)
Subject: Min Golf Please
Date: Wednesday, September 09, 2020 1:40:54 PM

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My name is Todd Rieger
7332 Indigo Palms Way
Johns Island, SC 29455

We have a family of 4 with twins age 11 that are very excited about a new mini golf course being built down the street. We support mini golf on Betsty Kerrison to benefit the entire community, including Barrier Islands Little League Baseball to have affordable entertainment on Johns Island.

Please Approve
Todd Rieger and family
trieger@turnkeyin.us

--

Todd A. Rieger



Turnkey Services
P.O. Box 6585
Hilton Head Island, SC 29938

Office (843) 785-4492
Cell (843) 247-4040

WWW.TURNKEYINC.US

From: [Herk sims](#)
To: [CCPC](#)
Subject: Zoning of 4455 Betsy Kerrison Parkway
Date: Wednesday, September 09, 2020 1:46:42 PM

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To The Charleston County Planning Commission:

We hereby strongly oppose any permitting, Zoning, or other action which would allow a Miniature Golf Course at 4455 Betsy Kerrison Parkway. Kiawah Island is a private residential and 5 star resort community. Betsy Kerrison Parkway is the gateway to Kiawah. A miniature golf course or any similar facility on Betsy Kerrison Parkway is completely foreign to the nature of this community and would be a detriment to the preservation of the careful development of Kiawah that has been achieved over the past 40 plus years. Please do not approve this type of development on Betsy Kerrison Parkway. With appreciation for your consideration of these thoughts and issues, we are, Herk and Sherry Sims, 536 Bufflehed Drive, Kiawah Island SC 29455.

From: [Adam Siegel](#)
To: [CCPC](#)
Subject: Mini Golf
Date: Wednesday, September 09, 2020 1:45:41 PM

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I am writing in support of proposed mini golf on Betsy Kerrigan Highway as Johns Island needs other forms of affordable recreation. Thank you.

Adm Siegel

From: [joan grava](#)
To: [CCPC](#)
Subject: Mini Golf @former site of Rosebank Farms
Date: Wednesday, September 09, 2020 2:32:40 PM

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To Whom It May Concern:

Please add our names to those opposed to the rezoning of the plot of land at the former site of Rosebank Farms on Kerrison Parkway for use as a 36 hole miniature golf course.

Kiawah and Seabrook are prized because of their distance from commercially entertainment enterprises.

The sounds, the lights, the increased flow of traffic that would result from rezoning this parcel for a miniature golf course would serve to destroy the environmental haven of Kiawah and Seabrook islands.

It is extremely important that Charleston County place a priority on the impact that approved businesses will have on the environment and the quality of life of the residents close by. We see no benefit to the people nor animals on Kiawah and Seabrook to having a mini-golf course so close to home. There is no need for such an enterprise at this location and its presence will have a long term detrimental impact.

Please do not approve the rezoning of this parcel for this purpose.

Respectfully submitted,

Joan and Derrick Grava

From: [Lynn Childs](#)
To: [CCPC](#)
Subject: Rezoning
Date: Wednesday, September 09, 2020 2:31:29 PM

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I am opposed to the rezoning on Betsy Kerrison parkway that would give way to a proposed 36 hole miniature golf course.

Lynn Childs

Sent from Lynn's iPad

From: [Alison Armor](#)
To: [CCPC](#)
Subject: Johns island miniature golf on Betsy Kerrison pkwy
Date: Wednesday, September 09, 2020 2:26:21 PM

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I support the miniature golf course to be proposed on Betsy Kerrison PKWY on Johns island.

Alison Armor

Sent from my iPhone

From: [lisa.miller](#)
To: [CCPC](#)
Subject: Support of mini golf course on Betsy Kerrison
Date: Wednesday, September 09, 2020 2:25:23 PM

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To whom it may concern:

I am in favor of the proposed miniature golf course on Betsy Kerrison Parkway, Johns Island.

Thank you,
Lisa & Tim Miller
5543 Stono View Drive
Johns Island, SC 29455

From: [David Coppage](#)
To: [CCPC](#)
Subject: Zoning change on Betsy Kerrison
Date: Wednesday, September 09, 2020 2:23:19 PM

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As a frequent vacationer to Kiawah, I want to voice my objection to the rezoning of a parcel of land on Betsy Kerrison near the entrance to Seabrook and Kiawah. Adding a Putt-Putt course or any big box retail establishment will increase traffic, noise and pollution to the area. Please consider not rezoning this parcel for retail recreations as this will take away the low country aesthetics of Kiawah and Seabrook.

We love the family friendly atmosphere of Kiawah where we actually spend time with our families in a natural setting. We don't always get the time together in our day to day hectic, school, sport filled, dance rehearsal lives to spend with our kids. Kiawah is our sanctuary to spend time together quietly as a family. We only have 18 summers with these kids, let's keep Kiawah's family friendly sanctuary the way it is.

Best Regards,
David Coppage

Sent from my iPhone

From: [Kathy Meier](#)
To: [CCPC](#)
Subject: Rezoning - 4455 Betsy Kerrison Parkway
Date: Wednesday, September 09, 2020 2:22:56 PM

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Good afternoon -

I am writing to voice our objection to the proposed rezoning of the above referenced property from R-4 to Planned Unit Development. We own property on Kiawah Island and are opposed to any type of commercial/retail development, most especially a mini-golf course, amusement park, etc.

Thank you for your consideration

Kathleen & William Meier
482 Fiddlers Reach
Kiawah Island, SC 29455
513.871.7103

From: [Jim Mieszala](#)
To: [CCPC](#)
Subject: miniature golf on Betsy Kerrison Pkwy
Date: Wednesday, September 09, 2020 2:22:45 PM

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We are extremely opposed to the rezoning of property on Betsy Kerrison Pkwy for purposes of having a miniature golf course built. The traffic pattern in and around that area is already horrible and dangerous. This will only add additional cars to an area that is already very overcrowded, over developed, and contribute to flooding issues that are frequent along this roadway.

Thank you,

Jim and Darlene Mieszala
95 Belmeade Hall Rd
Kiawah Island, SC 29455

--

Jim Mieszala
678-333-4944 (Cell)

From: [Bill Schuler](#)
To: [CCPC](#)
Subject: [Kiawah] Miniature golf— 36 holes Proposal
Date: Wednesday, September 09, 2020 2:22:31 PM

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It is my understanding that there is a request to rezone a plot of land outside the circle entering into Kiawah & Seabrook island on Betsy Kerrison Parkway. I respectfully oppose the rezoning to allow for this use as I believe it will be detrimental to the area and take away from the high end nature of this area. The use would clearly bring a “honky-tonk” type of vibe to the islands that is in more commercialized areas found more prevalent in lower end Florida beach areas, lower end New Jersey beach areas, etc..

Additionally, this type of “amusement park” theme normally provides a hang-out for kids and is totally the opposite of the nature of this area. Not to mention how many miniature golf sites across the country have closed down and the eye sore that remains behind. The greatest thing that the area has going for it is how high end everything is and the feel that you get when you come down Bohicket/Betsy Kerrison to enter the islands. There are no water parks, no miniature golf, no arcades, etc.... This difference is significant and what separates the islands from almost everywhere else. Please do not allow for this to be compromised!!!!

Thank you for any attention given to this matter.

Best Regards,

William S. Schuler
Schuler Associates, P. C.
3817 Crosswicks Hamilton Square Rd.
Suite 355
Hamilton, NJ 08691
bschuler@schulerassociates.com
(p) 609-588-8854
(f) 609-588-8856

3730 Betsy Kerrison Parkway
Suite 1
Johns Island, SC 29455
bschuler@schulerassociates.com
(p) 843-277-2644
(f) 843-277-2728

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Advisory Services through TFS Advisory Services, An SEC Registered Investment Advisor.**

From: [Worth Ketchem](#)
To: [CCPC](#)
Subject: Re:Rezoning for Miniature golf
Date: Wednesday, September 09, 2020 2:20:40 PM

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Just want to express strong opposition to miniature golf at proposed site on Betsy Kerrison Pkwy. John Island is not Myrtle Beach.

Worth Ketchem

From: [Elizabeth Mastrangelo](#)
To: [CCPC](#)
Subject: Rezoning Johns Island
Date: Wednesday, September 09, 2020 2:16:34 PM

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I understand there is an application for rezoning on the corner of Resurrection Rd and Betsy Kerrison Parkway. I am AGAINST this action because for a recreational site in this place it would need to have safer access from Freshfields and Johns Island. There are no sidewalks there and certainly no lights. Trying to get around that circle in good times can be dangerous and if children were to try it on Bicycles that would be downright scary. Just trying to cross Betsy Kerrison parkway is dangerous to get to the correct side to ride or walk on would be difficult.

This would be a big mistake.

Thank you, Elizabeth Mastrangelo 510 Bufflehead DR Kiawah Island

Sent from my iPad

From: [Mat Gregoski](#)
To: [CCPC](#)
Subject: miniature golf on Betsy Kerrison.
Date: Wednesday, September 09, 2020 2:03:38 PM

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Emailing in Support of the miniature golf course.
~Mat

From: gdawgjackson@gmail.com
To: [CCPC](#)
Subject: Mini golf
Date: Wednesday, September 09, 2020 1:59:52 PM

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Hello. My name is Jason Jackson. I've lived on Johns island and paid taxes as homeowner for 18 years now. I would like to express that I'm in full support of building a Mini Golf course on Betsy kerrison hwy on Johns Island. The closest courses to go to are in North Charleston and way on the other side of mount pleasant. It would be nice to be able to take our kids to a healthy safe place here on Johns island. Thanks. Jason.

Sent from my iPhone

From: [Brooke Rushton](#)
To: [CCPC](#)
Subject: Mini golf
Date: Wednesday, September 09, 2020 1:57:55 PM

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Yes to mini golf:) locals would love it and it would be amazing for kiawah & seabrook during seasonal times

Brooke Rushton

Sent from my iPhone

From: [Barrier Islands Little League](#)
To: [CCPC](#)
Cc: [Todd Gerhart](#)
Subject: Please approve Mini Golf for our players
Date: Wednesday, September 09, 2020 1:51:48 PM

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Hello,

Barrier Islands Little League has a total of 450 players signed up this last year and we are proud to support Todd Gerhart and his partners that have been huge supporters and fundraisers for our League over the last 5 years.

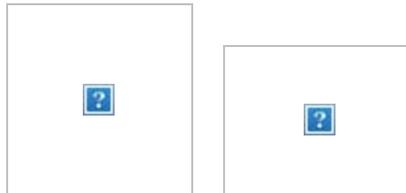
We support mini golf on Betsty Kerrison to benefit the entire community, including Barrier Islands Little League Baseball to have affordable entertainment on Johns Island.

Please Approve
barrierislandslittleleague@gmail.com

WE>ME



BARRIER ISLANDS LITTLE LEAGUE



barrierislandslittleleague@gmail.com

Physical Address:
3362 Maybank Highway
Johns Island, SC 29455

Mailing Address:
P.O. Box 1404
Johns Islands, SC 29457

I am writing in regard to the proposal to rezone 4455 Betsy Kerrison Parkway. I strongly oppose this Sea Island Golf Course rezoning for several reasons:

- This type of ‘one-off’ zoning change has consistently proven to be a negative for communities, here on Johns Island, around the county and around the country.
 - Changing the zoning of this property is a ‘taking’ – a wealth transfer from the neighbors (myself included), who have purchased and owned properties based on the current zoning, to this property investor group, which has speculated with hope that you might change the zoning and transfer value to them.
 - ***Patchwork mixing of residential and commercial property uses devalues both and diminishes the sense of place and sense of community. That’s the whole reason we have zoning!*** If people can’t rely on the zoning – they won’t invest.
 - The immediately preceding agenda item considers the Main Road Corridor overlay as part of a comprehensive plan – an example of a more comprehensive and cohesive approach to considering land uses and zoning modifications.
- The specific proposed use is entirely inconsistent with the neighboring community.
 - In describing the ‘appeal’ of the project, the developer’s representative recalled with nostalgia the wonders of being a kid on Johns Island; going to the beach, fishing, crabbing, exploring marshes and creeks... These experiences are the antithesis of Myrtle Beach-style entertainment parks. Myrtle Beach may be fun to visit – but I wouldn’t want to live there.
 - This project feels a little bit like an amenity being offered to Kiawah – but which Kiawah perhaps wouldn’t want on its own grounds?
- The proposed use would be an attractive nuisance to the children it targets.
 - Located ½ mile from Freshfields (with coffee/pizza/ice cream shops) – many local kids and visitors will naturally be drawn to try and walk or bike between the shops/restaurants of Freshfields and a putt-putt golf course.
 - The only pedestrian access is from the residential sidewalk on the other side of Betsy Kerrison Parkway with no stop stoplight, or crosswalk. Very dangerous.

Please do not change the zoning for this property.

Regards,
Kent Griffin
4458 Betsy Kerrison Parkway

From: [Lois Rinehimer](#)
To: [CCPC](#)
Subject: PD workshop, September 11
Date: Wednesday, September 09, 2020 2:34:52 PM

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I have been a resident of Seabrook Island since 2007, during which time several Planned Developments have appeared. Having a grocery nearby, along with other restaurants, etc., has been most welcome. What has not been welcome is the increase in traffic on Betsy Kerrison, much of which is a result of increased housing, seasonal visitors, and other planned development, etc. Some of this is inevitable, however our infrastructure is not keeping up with this development.

The Planning Commission will now consider a request for an outdoor recreation and food sales PD located at 4455 Betsy Kerrison. This will certainly add to traffic issues, but moreover we are losing the beauty of Johns Island with all the PDs popping up. And what if, down the road, the miniature golf course fails financially and closes? Our island will now have a PD in place that can be developed as another business (fast food restaurant, etc)? Is our island eventually going to resemble Myrtle Beach?

I am opposed to this proposal. Thank you for your consideration.

Lois Y. Rinehimer

From: [Mike Olson](#)
To: [CCPC](#)
Subject: Miniature Golf
Date: Wednesday, September 09, 2020 2:34:51 PM

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I don't support building the proposed mini golf facility on Johns Island. Seems to me that donating to charities is just a ploy for them to get it approved. This is not Myrtle Beach and nor should it be turned into something like that. I'm very involved with some of the recipients of the listed charities, but I really can't imagine something like out on the island. This seems to be something that will more serve the tourism on Kiawah Island.

Thanks,

Mike Olson
olsonmr73@gmail.com

From: [Charles Giordano](#)
To: [CCPC](#)
Subject: 4455 Betsy Kerrison Parkway, Johns Island, SC 29455
Date: Wednesday, September 09, 2020 2:44:22 PM

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Dear Commision members,

I am writing the email to express my opposition to the proposed rezoning and use of 4455 Betsy Kerrison Parkway, Johns Island, SC 29455.

Thank you

Charles Giordano
Charleston County Property Owner

From: [Paul Anuskiewicz](#)
To: [CCPC](#)
Subject: Opposition to rezoning on Betty Kerrison for 36 Hole Mini golf
Date: Wednesday, September 09, 2020 2:36:50 PM

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Dear Planning Team and Commissioners,

I am writing as a concerned citizen in opposition to the rezoning request for the former Rosebank Farms site on Betsy Kerrison that is in close proximity to the Kiawah Island Town Hall.

As a full time resident of Kiawah Island and resident of Charleston County, I can think a number of good reasons why this request for rezoning should be disapproved.

1. This Mini golf will be an eyesore to the communities of Seabrook and Kiawah and likely negatively impact our property values. We would require very tight design and build-out guidelines to protect our islands aesthetics. I have spoken to a number of residents on both Islands and we are all opposed to the rezoning of the property for this particular use. We do not want to see Putt-Putt, a string of Car dealerships and other similar uses brought to the setting that the developers of Kiawah and Seabrook have worked so hard to maintain.
2. This would be a seasonal business at best since most of the customers for the mini-golf are only visiting the Island during "tourist season", between Memorial Day and Labor Day. I am not sure that it won't become a vacant business after a season or two, which would leave us with a daily view of a unmaintained property.
3. This is NOT the aesthetics that Kiawah River, Kiawah Island Estates would want to create.
4. We would see increased traffic with no traffic flow plan that best serves the needs of the residents above.
5. I submit that this 36 Hole mini golf should be placed on Maybank Highway so that all the residents of Johns Island community could enjoy it and likely make it a more viable business venture.

I am happy to attend a zoning hearing to voice my concerns. Please contact me with any questions.

Thank you,

Paul Anuskiewicz
205 Horned Grebe Ct.
Kiawah Island, South Carolina
678-467-9812

From: [Karen Thomson](#)
To: [CCPC](#)
Subject: rezoning
Date: Wednesday, September 09, 2020 2:50:19 PM

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I am a resident of Kiawah Island and wanted to make my opposition known to the rezoning of the plot of land on Kerrison Parkway to be used for putt putt golf or anything such as that.
Thank you, Karen Thomson 112 Blue Heron Pond Rd

From: [Denise Petersen](#)
To: [CCPC](#)
Subject: Mini golf course
Date: Wednesday, September 09, 2020 2:49:24 PM

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Gentlemen,

I am a resident in Kiawah and I support the mini golf course on Betsy Kerrison Parkway in South Carolina. I think the mini golf course is something that will be beneficial to families young and old residing and visiting the area. It will raise monies for charities and be a safe and fun gathering place for picnics.

Regards,
Denise Petersen
45 Eugenia Ave

From: [karen walto](#)
To: [CCPC](#)
Subject: Miniature golf...Betsy Kerrison..John's Is.
Date: Wednesday, September 09, 2020 2:52:01 PM

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Please consider allowing Miniature Golf
on Betsey Kerrison Parkway..John Island.
Would be a great family outing... I'm visiting NJ Shore..and Miniature Golf has helped during
coronavirus days..plus children and adults love it !
Karen and Joe Walto
Wadmalaw Is on

From: [Christine Dennis](#)
To: [CCPC](#)
Subject: Planning commission
Date: Wednesday, September 09, 2020 2:54:29 PM

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I wanted to communicate my support for the miniature golf project. So many of have children and grandchildren visiting us throughout the year. Another activity would be greatly appreciated. In addition the support for our local charities is a wonderful effort.

My address is 2867 Hidden Oak Drive Seabrook Island.

Sent from my iPhone

From: [Joan Neeves](#)
To: [CCPC](#)
Subject: Rosemont property
Date: Wednesday, September 09, 2020 3:01:35 PM

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I object to the zoning of the property on Kerrison parkway
What are we wanting to create a Coney Island fun center?
I object! Joan Neeves

Sent from my iPhone

From: deirfamily@carolina.rr.com
To: [CCPC](#)
Subject: Oppose mini golf rezoning at former Rosebank Farm site
Date: Wednesday, September 09, 2020 3:01:18 PM

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Hello,

As a Kiawah Island property owner, I oppose the development of a 36 hole miniature golf course at the former Rosebank Farm site on Kerrison Parkway.

Thank you.

Kara Deir
4176 Summer Duck Way
Kiawah Island, SC 29455

From: [L. John Clark](#)
To: [CCPC](#)
Subject: Kerrison Parkway-Rose-bank site-rezoning
Date: Wednesday, September 09, 2020 3:05:57 PM

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I am writing to express TOTAL OPPOSITION to the rezoning of the former Rosebank Farms site on Kerrison Parkway next to the new Kiawah Town Hall.

The key to property values on John's Island and Kiawah/ Seabrook has been strict zoning to prevent the type of "carnival" type businesses that were allowed on Hilton Head island and destroyed the ambiance and property values of that island.

We have all invested millions to maintain strict zoning for Kiawah/ Seabrook/ John's island which Charleston County benefits from in our taxes.

A 36 hole miniature golf course is the last thing that is needed on islands with 7 full golf courses. It will turn the site into an eye-sour when it should remain zoned agriculture or high end commercial/home development.

Thank you for your understanding

L. John Clark

L. John Clark
Chairman
The Steamboat Capital Group, LLC

54 Surfsong Road
Kiawah Island, South Carolina, 29455, USA
Phone: 1-843-768-5377
Mobile: 1-843-725-9931
email: ljohnclark@steamboatcapital.com

From: mojomorton@aol.com
To: [CCPC](#)
Cc: jtaylor@kiawahisland.org
Subject: Rezoning Application for Property on Betsy Kerrison Property
Date: Wednesday, September 09, 2020 3:07:08 PM

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Dear Sir/Madam:

I understand you are considering an application to rezone a parcel of land at the former site of Rosbank Farms on Betsy Kerrison Parkway on Johns Island. This is to convey our opposition to this rezoning which is for the purpose of a miniature golf course. A miniature golf course is not an appropriate use of property to this site which includes a historic, small school house. It is also inconsistent with the other development in the area.

We hope you will once again reject this proposal.

Joanne and Morgan Morton
9 Ocean Course Drive
Kiawah Island, SC

From: [john degnan](#)
To: [CCPC](#)
Subject: Kerrison Parkway Rezoning
Date: Wednesday, September 09, 2020 3:07:55 PM

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Please count us in strong opposition to the proposed rezoning which would allow, among other things, the utilization of this property for a miniature golf facility. Such a use would be inconsistent with the land values and marketing image of both Kiawah Island and Seabrook but, more importantly, is inadequately supported by infrastructure to cope with the increased traffic and other calls upon public support for such a venture.

We urge the Board to reject this application.

John and Mary Degnan
106 Goldeneye Dr.
Kiawah Island

Sent from my iPad

From: [Catherine Gish](#)
To: [CCPC](#)
Subject: miniature golf course
Date: Wednesday, September 09, 2020 3:08:26 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I am writing you because I oppose of a 36 hole miniature golf course (through rezoning of a plot of land) 4455 Betsy Kerrison Parkway at the former site of Rosebank Farms Parkway near Kiawah and Seabrook Islands.

Allowing a miniature golf course to be developed would increase traffic, add congestion, noise and air pollution as well as pose a threat to wildlife. This type of development would take away from the natural character of our unique area which is why many of us chose to purchase property on Kiawah/Seabrook Islands.

Thank you for your consideration.

Catherine Gish

From: [Rusterholz, Brian](#)
To: [CCPC](#)
Subject: Rezoning of land on Kerrison Parkway
Date: Wednesday, September 09, 2020 3:13:14 PM

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To whom this may concern,

I STRONGLY oppose the rezoning of land on Kerrison Parkway for the permit to build a miniature golf course.

Sincerely,

Brian Rusterholz

From: [Ellen Fetridge](#)
To: [CCPC](#)
Subject: Put Put Golf
Date: Wednesday, September 09, 2020 3:12:53 PM

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As a Kiawah resident I say NO to the zoning change on the Parkway.

Ellen Fetridge
24 Airy Hall
Kiawah Island, SC. 29455

Sent from my iPhone

From: [Jessica Helton](#)
To: [CCPC](#)
Subject: Mini Golf
Date: Wednesday, September 09, 2020 3:14:58 PM

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Hi,

My name is Jessica Helton. My email address is jnhelton13@gmail.com. Our family supports mini golf on Betsy Kerrison because it would benefit our entire community on Johns Island. We need more family-friendly, affordable entertainment options on the island!

Thank you for your time and consideration.

Jessica Helton

Sent from my iPhone

From: [Grace Sines](#)
To: [CCPC](#)
Subject: Miniature Golf
Date: Wednesday, September 09, 2020 3:19:15 PM

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I am not opposed to the miniature golf course.

From: [Kathryn](#)
To: [CCPC](#)
Subject: Mini golf application for Kiawah Island
Date: Wednesday, September 09, 2020 3:21:43 PM

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To whom it may concern

We oppose this application for a mini golf course near Kiawah and Seabrook Islands. We believe that this type of development detracts from the natural beauty of the area.

Thank you.

Kathryn and Bruce Haupt
106 Pleasant Valley
Kiawah Island, SC
678 644 8984
Sent from my iPhone

From: [Grace Sines](#)
To: [CCPC](#)
Subject: Miniature Golf
Date: Wednesday, September 09, 2020 3:19:15 PM

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I am not opposed to the miniature golf course.

From: [Becky Hamler](#)
To: [CCPC](#)
Subject: Miniature Golf
Date: Wednesday, September 09, 2020 3:36:56 PM

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To Whom it May Concern

We are very opposed to the miniature golf facility that is being planned for Betsy Kerrison Drive. This road is already congested and dangerous. Adding this facility will only make it worse. We are also opposed to the idea of a Putt Putt Golf facility near Kiawah. We have been owners at Kiawah since 1991. What we enjoy most about The Kiawah area is the natural beauty and wildlife. The island is already becoming more commercialized and crowded. Let's keep the area focused on remaining a beautiful sanctuary for families to enjoy. Let's avoid theme park activities which have taken over some other vacation beach communities.

Thanks for your consideration

Becky and Mark Hamler

73 Peppervine

Kiawah Island

From: [Claire Gwyn](#)
To: [CCPC](#)
Subject: Rezoning Matter
Date: Wednesday, September 09, 2020 3:29:08 PM

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As a part time resident of Kiawah, I request that the property outside of Kiawah and Seabrook NOT be rezoned as PUD which allows for a miniature golf course. I, like many others, bought in Kiawah because we like the natural beauty of the area—we do not want a lot of commercialization. Please consider the community's wishes and do not allow our beautiful island area to become cluttered with eyesores. Thank you, Claire Gwyn

From: [Denise Klizek](#)
To: [CCPC](#)
Subject: miniature golf course
Date: Wednesday, September 09, 2020 3:47:27 PM

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Concerning the rezoning of betsy kerr son we are extremely opposed of having a miniature golf course built This will only add to the congestion that is already present. furthermore it will contribute to the flooding issues already present in this area. Thankyou

From: [rblack](#)
To: [CCPC](#)
Cc: [Renee M. Black](#)
Subject: Opposing vote
Date: Wednesday, September 09, 2020 3:47:09 PM

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Hello, my name is Renée M Black, a permanent resident of Kiawah Island, SC. I sent a letter of opposition to your committee last November regarding my personal opposition of allowing a permit to build a 36 hole (or any size, for that matter) miniature golf course on Betsy Kerrison Highway. The proposed lot is close to the entry of both Seabrook and Kiawah Islands and is NOT an appropriate site for a miniature golf course. Please retain the beauty of that field.

Thank you,
Renée M Black
26 Rhetts Bluff Rd
Kiawah Island, SC 29455

From: [Robert Hill](#)
To: [CCPC](#)
Subject: Miniature Golf On Betsy Kerrison Parkway?
Date: Wednesday, September 09, 2020 3:38:57 PM

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It's come to our attention that a rezoning request is being considered for a property near the Kiawah Island Municipal Center on Betsy Kerrison Parkway. We strongly recommend that this request be denied; reason: a miniature golf course is totally out of character with the surrounding area. Charleston County can do better than this. Thanks for listening, Bob & Cathy Hill

721 Virginia Rail Road
Johns Island, SC 29455
rghcmh@gmail.com
843-768-8663

From: [susan crafton](#)
To: [CCPC](#)
Subject: 36 Hole miniature golf
Date: Wednesday, September 09, 2020 3:48:14 PM

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Dear Sir/Madam,

I am writing to you to express our opposition to the proposed 36 hole miniature golf course at the former site of Rosebank Farms on Betsy Kerrison Parkway. This is antithetical to the idea of a community that is dedicated to the preservation and enhancement of natural beauty. There are a plethora of golf courses already in the area that are operating in an environmentally responsible way to protect the unspoiled surroundings. Additionally, the traffic that would be generated by such a development would be a potential nightmare. Please do not allow an eyesore of this kind in our community.

Respectfully yours,

Dr. and Mrs. Willam B. Crafton
44 A Eugenia Ave
Kiawah Island

From: caandjward@aol.com
To: [CCPC](#)
Subject: Putt putt on Betsy Kerrison
Date: Wednesday, September 09, 2020 3:52:43 PM

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We are opposed to the use of the property on Betsy Kerrison as a putt putt golf course. We feel this is out of character with the other Properties in the area.

Thank you,

John and cecily Ward
531 Bufflehead Drive
Kiawah Island SC

From: [SueEllen Hanan](#)
To: [CCPC](#)
Subject: Rezoning for Putt Putt Golf Course on Betsy Kerrison
Date: Wednesday, September 09, 2020 4:00:42 PM

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We are writing in opposition to the proposed rezoning on Betsy Kerrison near Kiawah Town Hall. This is not appropriate for this area. Traffic problems, environmental issues, and the tone of the area will all be worse. There are plenty of areas close to Kiawah and SeaBrook that would be better suited for this business.

Thank you,
SueEllen and Morris Hanan
70 Clay Hall
Kiawah

Cell. 847-567-9030

Sent from my iPhone

From: [Cal Kanaly](#)
To: [CCPC](#)
Subject: 36 hole mini golf
Date: Wednesday, September 09, 2020 3:56:02 PM

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Please do not rezone the plot of land at the former site of Rosebank Farms on Kerrison Pkwy for a 36 hole mini golf course. This isn't Myrtle Beach - please help us keep it that way!

Sent from my iPhone

From: [Michelle Peterson](#)
To: [CCPC](#)
Subject: rezoning of parcel at 4455 Betsy Kerrison Parkway
Date: Wednesday, September 09, 2020 4:14:21 PM

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To whom it may concern,

I urge you to deny the rezoning of this property. A miniature golf course with accompanying picnic area is not desirable on this plot of land and is not something that the majority of the neighbors in this area want. There must be other plots of land that are zoned for this type of activity and that would be a safer area for this type of commerce.

Thank you for your consideration.

Michelle Peterson

From: [Jon Grandin](#)
To: [CCPC](#)
Subject: Mini golf on Betsy Kerrison
Date: Wednesday, September 09, 2020 4:03:35 PM

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I support you approving this needed outdoor entertainment option to John's Island.

Jon Grandin
5052 Coral Reef Dr
Johns Island, SC, 29455

From: [Mike Gwyn](#)
To: [CCPC](#)
Subject: Sea Island Golf Course - Sea Island Gold LLC
Date: Wednesday, September 09, 2020 4:03:20 PM

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To whom it may concern:

I live on Kiawah Island at 19 Greensward Road.

I am aware of the proposed rezoning of property at 4455 Betsy Kerrison Boulevard which lies between the Kiawah Island Municipal Center and Resurrection Road. I understand that the rezoning request to change the current zoning of R-4 to a PUD and that the plan includes a miniature golf facility.

As a concerned citizen and a property tax payer to Charleston County, I respectfully request that you deny this rezoning request for a variety of reasons. First and foremost, the current R-4 zoning is more appropriate for this area when the surrounding areas are taken into consideration. This area of Charleston County is totally inappropriate for extensive commercial development and certainly not amenable to a miniature golf facility. Finally, I am concerned that the character of this type of development could have a detrimental impact on property values in our community and on traffic in the area of the proposed rezoning. I also skeptically believe that this would be a slippery slope to further detrimental and potentially unsightly development in this general vicinity in an area already challenged by traffic issues. Let's not create further suburban blight.

I hope that you will agree with me and oppose this request.

Thank you for your consideration.

Michael B. Gwyn
19 Greensward Road
Kiawah Island, SC

From: [Melissa Morgan](#)
To: [CCPC](#)
Subject: Sea Island Golf Course PD TMS [204-00-00-025] 4455 Betsy Kerrison Parkway
Date: Thursday, September 10, 2020 10:21:52 AM
Importance: High

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I am writing to **oppose** the rezoning request by Sea Island Gold LLC for the property located at 4455 Betsy Kerrison Parkway, Johns Island, SC 29455 from its current zoning of R-4 to Planned Unit Development (PUD).

My family has been coming here since 1971 - full time since 1985. The natural beauty beaches, wildlife, horse farms and agriculture of the islands were the draw and thankfully still is the greatest benefit. As Johns, Seabrook and Kiawah Island grew this area maintained its serenity and its magical environment dolphins, turtles, bobcats, deer, alligator, fresh seafood and vegetables (wow). A commercial development would alter the character of Johns Island. Not only is this proposal not congruent with the future plan - I fear it will lead to more and more development (using this as a precedent) along this corridor.

Additional points of concern with current filing:

1) During the November 4th Planning Meeting -I am paraphrasing minutes where staff report stated that "*the proposed rezoning does not meet any of the approval criteria & therefore staff recommended disapproval of the request.*" The current presentation does not seem to address any new information - so have they addressed the issues with approval criteria?

2) The submission from Sea Island Golf states: "*Walnut Hill School was constructed in 1868 by the Freedman's Bureau to educate the children of freed slaves. The building was used as a school until the 1930's and then used as a courthouse. In 1991, due to road expansion, the building moved .75 mile south and then moved .25 mile southeast in 2011. The proposed re-use of the school will have no adverse effect on it as long as it does not permanently alter its design, workmanship, or materials. The Historical and Archeological Properties Survey <HAPS> identified no archeological remains within the project area. Walnut Hill School is eligible for the N.R.H.P. One of the principal goals of the planned development is to preserve the school house.*" However, the recent news article states that the school house would be the "clubhouse and entrance". I am not sure how that represents "preserving the school house."

3) The paragraph about traffic does not fully address issues - planned and approved future development traffic impact. Plus it appears there is an assumption that everyone will drive to traffic circle to loop back to location. My opinion is that is a dangerous assumption. It states "Traffic will exit onto Betsy Kerrison Parkway right out only and right in only. This side of the Betsy Kerrison Parkway is a Charleston County Road." It doesn't address how that traffic would flow if their destination was Beachwalker, Freshfields, Kiawah or Seabrook Island. It also does not address bicycle and/or pedestrian traffic.

Thank you for your time and consideration of this matter,
Melissa

Melissa K. Morgan LEED® AP
525 Cobby Creek Lane
Seabrook Island, SC



Please consider the environment before printing this e-mail

From: [kathyhank](#)
To: [CCPC](#)
Subject: Johns Island /Kiawah Island Entrance
Date: Thursday, September 10, 2020 10:16:46 AM

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We have been residents since 1979.

We moved to South Carolina and Kiawah specially because of the serene and untouched nature. The beauty and quietness. THE SPECIAL PLACE OF KIAWAH .

PLEASE DO NOT GRANT ANY MORE BUSINESS(es) ON THIS ISLAND.

IT IS ALREADY OVER CROWDED, AND NOTHING WAS DONE TO ENHANCE THE PLANNING OF TRAFFIC FLOW, OR ADVANCE PLANNING OF HOUSING -SCHOOLS ETC.

WE ARE NOT MYRTLE BEACH OR HILTON HEAD OR CONEY ISLAND.

PLEASE TAKE CARE OF THE ISLAND - JOHNS ISLAND, SEABROOK AND KIAWAH.

WE VOTE NO

THANK YOU,

DR HENRY & KATHY CROSSETTI

From: [Mike Slattery Sr.](#)
To: [CCPC](#)
Subject: In Favor of Sea Island Golf
Date: Thursday, September 10, 2020 10:16:21 AM

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My name is _Michael J Slattery _____

I'd like to voice my support of the Sea Island Golf and the vision of helping and giving back to the community!

Address:335 Beach Club Villas, Seabrook Island, S.C.

Sincerely,
Michael J Slattery

From: [Ann Demitruk](#)
To: [CCPC](#)
Subject: I am thrilled to have the Miniature Golf on Johns Island!!!
Date: Thursday, September 10, 2020 10:04:29 AM

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Sent from my iPad

From: [Jerry Jones](#)
To: [CCPC](#)
Subject: Kiawah golf rezone
Date: Thursday, September 10, 2020 10:02:09 AM

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I STRONGLY oppose the building of a miniature golf course near Kiawah entrance. My family has been vacationing on Kiawah for 30+ years and eventually bought into a home partnership there. We did so because we wanted to be away from the "Grand Strand".

Thank you.

Claude and Sandra Jones

Sent from my iPhone

From: [Michael Connelly](#)
To: [CCPC](#)
Subject: In Favor of Sea Island Golf
Date: Thursday, September 10, 2020 10:01:19 AM

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My name is Michael D. Connelly and I live at 121 Blue Heron Pond Road, Kiawah Island, SC 29455. I would like to voice support for the Sea Island Miniature Golf Course project at 4455 Betsy Kerrison Parkway, Johns Island, SC 29455. My understanding is that a significant portion of the profits from the project would go to well regarded Charities around the Island. My only qualification would be to specify that a material portion of it's profits do go to the Charities - I would suggest one third of the profits.

Thank you.
Michael__

I'd like to voice my support of the Sea Island Golf and the vision of helping and giving back to the community!

Address:

Sincerely,

Sent from my iPad

From: [Carolynne Thomas](#)
To: [CCPC](#)
Subject: Mini Golf on a Johns Island
Date: Thursday, September 10, 2020 9:44:49 AM

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My husband and I have a place on Seabrook Island. We think it's a fabulous idea to have a mini golf park. The plans for the golf look like it is going to be done very well along with the saving of the schoolhouse a plus. Also, in favor of the numerous charities it will benefit.

You have 2 votes here for it!

Carolynne and Bill Thomas

Sent from my iPad

From: [Richard Mortara](#)
To: [CCPC](#)
Subject: Putt putt
Date: Thursday, September 10, 2020 9:42:46 AM

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I would like to voice my opinion regarding the placing of a Putt Putt course and associate business near the entrance to Kiawah.

I am not in favor of this type of business in this location and believe it is not on the best community interest to have it or similar businesses.

Richard Mortara

--

Sent from Gmail Mobile

From: [Victoria Klein](#)
To: [CCPC](#)
Subject: Zoning
Date: Thursday, September 10, 2020 9:38:16 AM

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Good Morning,

Please don't change the zoning for a Putt Putt golf. This is not the keep Johns Island Rural lifestyle. Our roads do not support any more people.

We have Myrtle Beach, if you need a putt putt for vacation, feel free to go there.

Will be greatly disappointed if you allow this to happen. What a horrible idea.

V. Klein
Kiawah Island

Sent from my iPad

From: [Linda Judge-McRae](#)
To: [CCPC](#)
Subject: Please vote NO to putt putt on Kiawah
Date: Thursday, September 10, 2020 9:37:52 AM

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Hello Charleston County Planning Commission,

Please vote NO to allowing putt putt on Kiawah Island. I have owned property on the island since 2009 and have been coming to Kiawah from Tennessee since 1998. I live with Gatlinburg, Pigeon Forge, and Dollywood in my backyard. Kiawah is too beautiful to allow commercialism to move in. It's beauty and natural state is what makes it special. There's plenty to do on Kiawah without putt putt. Please keep it this way for generations to enjoy.

Sincerely,
Linda Judge-McRae
mcrae1228@comcast.net

From: [Jake Trescott](#)
To: [CCPC](#)
Subject: Opposed to the putt putt course
Date: Thursday, September 10, 2020 9:09:07 AM

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Good morning,
I am a current resident of Kiawah. island I oppose the putt putt course.

Jason Trescott
4778 tennis club Villa

From: [Rose Trescott](#)
To: [CCPC](#)
Subject: Putt putt KI
Date: Thursday, September 10, 2020 9:07:57 AM

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Good morning,

As a current resident of Kiawah. island I absolutely oppose the putt putt course

Rose Trescott
4778 Tennis Club Villas

From: [Blake Darché](#)
To: [CCPC](#)
Subject: Kiawah Island Mini Golf
Date: Thursday, September 10, 2020 9:05:21 AM

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Hello,

As a property owner on Kiawah Island, we do not wish for the island to become Myrtle Beach. Further, a mini golf course at the beginning of the town is just horrendous placement and will detract from the natural beauty of the island. Please do not approve the mini golf.

Thank you,
Blake

From: [LeeAnne Lan](#)
To: [CCPC](#)
Subject: Betsy Kerrison Parkway
Date: Thursday, September 10, 2020 9:04:30 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

To whom it may concern: Please be assured that it very much concerns the residence of Kiawah and Seabrook Islands. The proposal to allow any major development of the property across from Rosebank Farms would be a traffic nightmare as well as a financial disaster for developers. Most of the year there would be very little demand for an enterprise like a miniature golf facility.

Traffic on Main Road, River Road and Betsy Kerrison Parkway is already at capacity and things are going to really explode with the development of the massive project at the corner of River Road and Betsy Kerrison Parkway.

The main point is however do we want Charleston to become Hilton Head or Myrtle Beach? That's where it is headed. Please vote against this tacky development and encourage the developers to go elsewhere.

Thank you for your responsible and thoughtful attention in this most concerning matter.

Keep Charleston Charleston.
LeeAnne Lan
Kiawah Island
Sent from my iPad

From: [Dorothea Gilliam](#)
To: [CCPC](#)
Subject: Miniature Golf course on Johns Island
Date: Thursday, September 10, 2020 8:58:50 AM

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To the Charleston County PLanning Commision

We are full time residents on Johns Island. We do not think that a miniature golf course would be a good use of the land which was Rosebank Farms on Betsy Kerrison Parkway. The majority of the year there are few children and young adults living in close proximity to this area. The developers should look at the census data. During the summer there are plenty of outdoor activities outside for families on Johns Island, Seabrook Island and Kiawah Island. Traffic and parking will be disruptive to the island. If the proposal is similar to the previous proposal last year, parking not available within this designated area. The sharing of profits with charities during the last few months of the year seems to be a gimmick to move focus away from the commercial enterprise. Please do not approve the building of a miniature golf course on this land. Thank you.

Dorothea and James Gilliam

--

Dorothea C Gilliam CFA
224 Eagle Point Road
Johns Island, SC 29455

From: [Sheila Patch](#)
To: [CCPC](#)
Subject: miniature golf on Betsy Kerrison Pkwy
Date: Thursday, September 10, 2020 8:54:27 AM

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To Whom it May Concern:

I am writing this email to express our thoughts and concerns for the proposed miniature golf structure on Betsy Kerrison Pkwy. We have been coming to Kiawah for about 12 years now and recently moved here full time. We come from the very busy and bustling area of Northern VA, just outside of DC. We had everything at our fingertips there including Miniature golf. When we would come here with our children, we truly came here to escape. Our children loved nothing more than the freedom to ride their bikes, play at the ocean, go fishing, surf, play golf, go out in kayaks, watch for dolphins at Captain Sams, watch for baby sea turtles to hatch, and play cards and board games as a family. These are all things we were not able to enjoy very regularly in NOVA. It was a treat to truly get our kids outside in such a beautiful and natural environment. There are so few places anymore where there is natural beauty and families can come and really turn off everything in their busy lives. Kiawah and Seabrook offer that escape to families. We don't need the commercialization of a putt-putt to entertain families. There is already so much to do together. There are a number of serious accidents along Betsy Kerrison Pkwy each year. People passing at high speeds, etc. Putting in a large commercial place such as this is just going to cause more traffic, more accidents, and congestion. Please consider leaving Kiawah and Seabrook in its natural splendor.

Sheila and Don Patch

From: [Denise John](#)
To: [CCPC](#)
Cc: jtaylor@kiawahisland.org; [Denise John](#)
Subject: Opposition of any size PuttPutt Proposition - Betsy Kerrison Highway beside Kiawah Town Hall
Date: Thursday, September 10, 2020 8:51:01 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

We oppose the putt-putt venture scheme proposed on the 2 ac lot along Betsy Kerrison Highway beside Kiawah's Town Hall. There are many, many reasons to reject this hideous idea among them are:

- **Preserve Our Small Island Charm!!!!!!**
- We are not Myrtle Beach or Hilton Head – we chose Kiawah for the beautiful views of the marsh visible from the road – NOT concrete and gaudy circus attractions
- Night noise – disturbs the local wildlife Our local wildlife needs to be considered
- Light pollution – again disturbs the local wildlife and is just a plain eyesore
- Historical school building – It should be preserved not turned into a club house
- More street congestion
- Charitable donations are proposed to be made during the off-season months of November, December, January and February. How much money would really be donated in these given months?
- Rezoning Issue – if this monstrosity is allowed, the zoning for future fiascos /eyesores will follow

I could go on, but will end with this plea: If this PuttPutt development request is denied – ***AS It Should Be!*** – Please, Please shut the door on it and NOT allow it to come back up each and every year.

Denise John
67 Eugenia Av
Kiawah Island, SC

From: [Arthur Smith](#)
To: [CCPC](#)
Subject: Rezoning Betsy Kerrison
Date: Thursday, September 10, 2020 8:39:08 AM

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I'm writing to express my strong opposition to the proposed rezoning of the Betsy Kerrison Parkway property for a miniature golf business. As a Kiawah Island property owner, I value the uniquely un-commercialized character and natural beauty of this area. To place a miniature golf facility at the entrance to Kiawah is beyond crass. It would be a deplorable first impression and the antithesis of what Kiawah represents. Kiawah is a world class resort, and every effort has been taken to maintain this stature. Despite the reports that this would be attractive and we'll landscaped, I think that "tasteful" and "miniature golf" are incompatible. The phrase, "lipstick on a pig" comes to mind. Please don't allow a miniature golf course to debase everything that Kiawah means to those who care deeply about it.

Sincerely,
Arthur Smith
4785 Tennis Club Lane
Kiawah Island 29455

From: [Karen McDonagh](#)
To: [CCPC](#)
Subject: Please vote NO to Sea Island golf project
Date: Thursday, September 10, 2020 8:26:02 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Hello. My name is Karen McDonagh.

I have been visiting Kiawah Island yearly since 1997 and have been a properly owner since 2005. Over the years, I have watched our quiet and ecological responsible island go through many changes. There has been a lot of development, both residential and commercial, that has added to traffic congestion, destruction of natural habitats, and light pollution. Please do not add the bane of a mini-golf course to the mix!

The developer of this proposed project is trying to make this appear as a charitable venture. I'm enraged at the thought of that ruse. I don't need to play mini-golf to donate back to the community. In the past, I have supported Habitat for Humanity (by paying for an entire house to be built), the Municipal golf course renovation currently underway, the Arts Council house tour, the Gullah celebration, the Barrier Islands free medical clinic, and various other Christmas projects.

We are not Hilton Head, nor Myrtle Beach, nor should we want to be. Please help keep the Sea Islands unique, and protect this area for generations to come.

Please vote NO!

Best regards, Karen McDonagh

Sent from my iPad

From: jhogrefe@neo.rr.com
To: [CCPC](#)
Subject: Rezoning of Property on Betsy Kerrison Pkwy for Miniature Golf Course
Date: Thursday, September 10, 2020 8:23:50 AM

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To the Members of the Charleston County Planning Commission:

We are writing this to let your commission know, we are in total opposition to the rezoning of land on Besty Kerrison Pkwy allowing for the construction of a miniature golf course. We feel traffic patterns will be adversely impacted. The area is already a concern with the number of vehicles passing through daily. Movement into and out of this planned area will be difficult for those using the facility. Finally, Johns Island has a rural atmosphere and we would like it to remain this way.

Thank you for your time and consideration.

Steve and Joan Hogrefe
77 Pepper Vine
Kiawah Island, SC 29455

From: [William Lewis](#)
To: [CCPC](#)
Subject: Miniature Golf Course John's Island
Date: Thursday, September 10, 2020 8:21:11 AM

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This is to indicate our(my wife and I) opposition to the miniature golf course being built off Betsy Kerrison Road on John's Island.

We are twenty year residents of the area and do not see any positive benefits to the locale by this business.

William Lewis
4 Cedar Waxwing Ct.

--

I am transitioning email addresses. Please update your email for me as blewiskiawah@gmail.com

From: [Robin Wolak](#)
To: [CCPC](#)
Subject: New project
Date: Thursday, September 10, 2020 8:16:27 AM

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To whom it may concern,

Recently, my husband and I became aware of the project Todd Gerhart is looking to develop on Bohicket Rd. My husband and I met Todd many years ago (2009). As I am sure many people can attest - he is welcoming and informative with regard to the area. He also was encouraging to our youngest son who - at the time - was hoping to play collegiate golf. Our son went on to play in college and Todd was go genuinely happy for him when we visited the ice cream shop and reported on our son's achievement.

Every time we were at our home on Kiawah we made a point of visiting Todd's ice cream shop over in the Bohicket marina. We were sad to see the doors locked and shop closed when we there this past spring. We hoped we would see the shop reopened when we returned in the late summer.

Several people we have met along the way know Todd and reinforced what we had come to learn: Todd wants to bring businesses to the area families can enjoy.

Walter and I hope that he will get the approval to rezone the property for an entity families can enjoy while visiting Kiawah and Seabrook in the future.

Thank you for reading this email.

Sincerely,

Robin Wolak

Sent from my iPad

From: [Donna Pomian](#)
To: [CCPC](#)
Subject: Miniature Golf
Date: Thursday, September 10, 2020 8:15:09 AM

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My husband and I would like to voice our support for the proposed development of the miniature golf course on Betsy Kerrison Parkway. We both think this would be a positive addition for all of the surrounding communities in the area and would greatly enhance the nearby Golf Resort.

Tom and Donna Pomian
[169 Bluebill Court](#)
[Kiawah Island, SC](#)

Sent from my iPad

From: [Barbara Howell](#)
To: [CCPC](#)
Subject: miniature golf rezoning issue
Date: Thursday, September 10, 2020 8:10:25 AM

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As a resident of Kiawah I ask that you consider dropping any thoughts of rezoning an area on Betsy Kerrigan Parkway for future miniature golf or any such commercial enterprise.

It would bring additional traffic onto the already very dangerous Betsy Kerrigan and Bohicket roads. Most of this traffic would be younger drivers as well.

In addition it would be eyesore to an area of Johns Island that is know for its beauty.

And also add noise and lights to an area that respects nature.

Please drop any additional planning.

Thank you,
Barbara Howell
50 Salt Cedar Lane
Kiawah island, SC 29455

From: [Mary Capwell](#)
To: [CCPC](#)
Subject: Miniature Golf
Date: Thursday, September 10, 2020 8:09:42 AM

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Hello,

I have lived on Kiawah Island since 2016. I am a registered and active voter. Prior to that, I lived on the beautiful island of Kauai for 10 years.

I remember well when the town I lived in on Kauai was presented with a development plan for a “miniature golf” enterprise. There was opposition to it before it was built, but the county/ town approved it as a tourist attraction, so in it went.

It turned out to be a sprawling, intrusive giant blemish on the area. While it began with a well-landscaped small golf course and a building, it quickly spread into a more generalized property with food, gift store, loud signage, etc. Today, it has entirely changed the area which it dominates and it’s not a pretty sight in an otherwise quiet and green setting.

Please do not allow that kind of enterprise on Betsy Kerrison Parkway! I am not opposed to the development of that site, but a tawdry, ugly and touristy business like that will only hasten our descent into a Myrtle Beach or Hilton Head type destination.

Thank you,

Mary Capwell
47 Salt Cedar Lane
Kiawah Island, SC 29455

Sent from my iPad

From: [Lynne Gates](#)
To: [CCPC](#)
Subject: Mini golf
Date: Thursday, September 10, 2020 8:01:37 AM

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I am opposed to placing a miniature golf park that is set out in your plans.

Sincerely,
Lynne Gates
Kiawah

Sent from my iPad

From: [rgp5478](#)
To: [CCPC](#)
Subject: Miniature golf opposition
Date: Thursday, September 10, 2020 7:51:28 AM

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I first came to Kiawah on my honeymoon 42 years ago and immediately fell in love with the area. Charleston and the surrounding areas offered so much. It was the perfect place to get away. There was a respect for history, nature, and polite behavior. Just plain classy. It has now turned into an overbuilt, money making area with a total disregard for infrastructure and its consequence.

Johns island is becoming over crowded. The traffic is horrendous. The flooding is increasing.

Now miniature golf! You are taking the the charm of a classy and charming city and turning it into a TACKY town.

Please do not allow the miniature golf.....I fear it will just lead us to the likes of Myrtle beach and the Jersey shore.

Becky Pyle

Sent from my iPad

From: [Julie Provenson](#)
To: [CCPC](#)
Subject: Betsy Kerrison/36-hole golf course
Date: Thursday, September 10, 2020 7:49:01 AM

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Hello-

I am a resident on Kiawah Island and am 100% against the proposed development of 4455 Betsy Kerrison Parkway, Johns Island, SC 29455 (the undeveloped property between the Municipal Center and Resurrection Road). As I understand it, Sea Island Golf is proposing to build a 36-hole golf course (the likes of a putt-putt course) in this location.

While I do not mind the idea of a business using this property, the idea of a "fun park" or putt-putt golf of some sort along that stretch of road in particular is a terrible idea for these reasons.

#1--The traffic we already experience on Betsy Kerrison Parkway, then onto Bohicket Road is IMMENSE. While that stretch of road is 2-lanes on both sides, after it turns into Bohicket, it's stop-and-go for miles, often with construction vehicles turning off quickly. Living on Kiawah, you can't imagine how difficult it is just to go somewhere already. Adding another "golf arena" to the area would be the start of turning our road into something similar to Folly Road or Myrtle Beach or Hilton Head, with non-stop traffic. Please consider the traffic issue and vote no.

#2--Historical-When we used to visit here in the 90's, Rosebank Farms used to own the property in question. It was lovely and rural with fresh fruits and vegetables. The little schoolhouse on the property is historical and, in my opinion, worth saving at all costs. I have heard that this group (Sea Island) plans to donate to charity--for a few months out of the year. While that is great, how can we guarantee that this historical and environmentally important area is preserved with a golf course on it? It will destroy nature and history. Please vote no.

#3--Environmental-John's Island has been decimated in terms of growth, impacting the environment more than any other area around Charleston. When will it stop? Can we possibly think about something other than the almighty dollar and save some small portion of land and NOT DEVELOP IT? Is this even possible in this day of money-hungry developers? We are located in a beautiful area with natural surroundings. Birds, turtles, dolphins, even manatees all use the waterways surrounding us. What is the environmental impact of building ANOTHER golf course here? Don't we have enough golf courses on Kiawah already? It's overloaded as it is. I'm sick and tired of development for the sake of money and more development....as are others who live here. The greed is tiring. Please vote no.

Please vote no to this development. When another proposal comes around, please consider those of us who live way out here and the impact it has on the traffic, history and the environment. While we residents are aware that saving this land is a long-shot, we just do NOT want a "fun-park" "putt-putt" type of development to go next to our beautiful and quiet community. It's not what we are about and we oppose it. It opens the door (a Pandora's Box, really) to more Myrtle Beach types of places. We are 100% against it. Please vote no.

Julie Provenson
Gene Hutchinson
461 Vetch Court
206-369-7732

From: [Nima Marsh](#)
To: [CCPC](#)
Subject: Miniature Golf at Betsy Kerrison Parkway
Date: Thursday, September 10, 2020 7:08:52 AM

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I oppose the construction of a miniature golf facility on Betsy Kerrison Parkway.

Nima Marsh
Kiawah resident

From: [Sharron Patch](#)
To: [CCPC](#)
Subject: Mini golf
Date: Thursday, September 10, 2020 6:46:01 AM

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Please no mini golf at Kiawah. Surely, a nice diner, small, boutique Grocery or first-rate deli would do well. Anything but blue dinosaurs.

Sharron Patch
4115 Summer Duck Way

Sent from my iPad

From: [Tracy Thorne](#)
To: [CCPC](#)
Subject: Support for Todd Gerhart's proposal for mini golf on John's Island
Date: Thursday, September 10, 2020 5:57:59 AM

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To whom it may concern,

I am a resident of Seabrook Island. I understand that there is a proposal that has been submitted by Todd Gerhart to build a mini golf facility on John's Island near the Kiawah town hall. I think that this would be a wonderful addition to our area that would provide a great family friendly activity.

Thank you,

Tracy Thorne
2646 Persimmon Pond Ct
Seabrook Island, SC 29455

Sent from my iPhone

From: [Diana Mezzanotte](#)
To: [CCPC](#)
Subject: Opposition to Putt Putt on Bohicket Road
Date: Wednesday, September 09, 2020 11:35:22 PM

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Hi,

I would like to voice our opposition to the rezoning of the property next to the Town of Kiawah Island Municipal Building - 4455 Betsy Kerrison Parkway, Johns Island, SC 29455.

This type of facility brings more litter, more noise, more traffic to an area that is not suited for this type of facility. This proposal is totally out of character for this part of the county and I hope you will consider keeping the zoning as residential and not changing it for this specific purpose.

Sincerely,

Dave and Diana Mezzanotte
99 Rhett's Bluff Rd
Johns Island, SC 29455

From: [Katherine Brooks](#)
To: [CCPC](#)
Subject: No Putt putt on Betsy Kerrison road!
Date: Wednesday, September 09, 2020 11:22:30 PM

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Sent from my iPadw

From: [Justine Spina](#)
To: [CCPC](#)
Subject: Sea island golf
Date: Wednesday, September 09, 2020 10:59:56 PM

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Good evening,

I would like to share my support of the sea island golf application. Children in Johns island have very limited access activities and I believe this will be a great addition to the community!

Best,
Justine Spina

From: [Dave Barrington](#)
To: [CCPC](#)
Subject: Kiawah mini golf
Date: Wednesday, September 09, 2020 10:42:50 PM

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To whom it may concern,

We implore you to maintain the atmosphere and environment present on Kiawah and deny the re-zoning inquiry, in particular to construct a mini golf course on the vacant parcel.

This island community has established and maintained a certain feel and community that the owners on the island gravitated to when deciding to purchase here vs Myrtle Beach, Hilton Head, etc. All wonderful places, for those who are looking for that sort of feel, but that is not who we are.

I firmly do not believe a mini golf course would be appropriate for our island.

Thank you for your attention to this matter.

Sincerely,

David Barrington
105 Pleasant Valley

From: [Dbra](#)
To: [CCPC](#)
Subject: Your PUD
Date: Wednesday, September 09, 2020 10:19:25 PM

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I am a property owner at Kiawah. I object to any type of putt putt, condos, you name it on this property. This is beginning to look and sound like Myrtle Beach. And that is not a good thing. I would oppose any development at this time.

Deborah Goodwin
83 Wax Myrtle Ct
Sent from my iPad

From: [Mary Rieger](#)
To: [CCPC](#)
Subject: Mini Golf on Johns Island
Date: Wednesday, September 09, 2020 10:00:38 PM

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Hello!

My name is Mary Rieger, I live at 7332 Indigo Palms Way, Johns Island, SC 29455 with my husband and our two sons both age 11. We need the mini golf establishment that has been proposed along Betsy Kerrison approved. There are limited activities for kids to do that don't involve a lengthy car ride to other areas. Skyzone, Velocity, Paint Ball Charleston, & Frankie's Fun Park are all approximately one hour from here and can get quite expensive. This new proposed venue even wants to give back to local charities, this is a "win-win" situation.

Thank you,

Mary Rieger

From: [Lisa Rutledge](#)
To: [CCPC](#)
Subject: Zoning for Kerrison Pkwy on John's Island
Date: Wednesday, September 09, 2020 9:57:09 PM

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I am a Kiawah Island property owner (4840 Green Dolphin Way, Kiawah Island, SC 29455) and would like for my opinion to be known that I oppose the proposed rezoning of the area on Betsy Kerrison Pkwy near Resurrection Rd and Rosebank Farms for a potential putt-putt golf course.

The area is a natural part of John's Island where nearby farms and wildlife exist and putt-putt would not fit into the landscape in this particular area well. In addition, it would cause greater traffic, noise, air, and trash pollution, as well as change the character of the area. Please consider saving this parcel at this time.

Future lovers of nature and fans for the old ways of life will appreciate your thoughtfulness.

Sincerely,
Lisa Rutledge
Elementary Teacher
ElizaCRut@gmail.com

From: [Suzanne Von Ende](#)
To: [CCPC](#)
Subject: Proposed Miniature Golf on Betsy Kerri son
Date: Wednesday, September 09, 2020 9:50:36 PM

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To whom it may concern,

Thank you for taking the time to read my comments on this proposal.

I object to this project on the basis of:

1. The potential for increased traffic on River and Bohicket Roads, both currently heavily traveled and the sites of numerous accidents.
2. The likelihood for ongoing requests for landuse variances in the future.

I urge you to consider the need to protect what is left of the rural nature of this stretch of Johns Island and to preserve it for future generations.

Once again thank you for considering my thoughts.

Sincerely,

Suzanne von Ende
1213 Creek Watch Trace
Seabrook Island
843-768-9495

From: debbe.finkelstein
To: [CCPC](#)
Subject: Sea Island Golf Course Plan
Date: Wednesday, September 09, 2020 9:47:50 PM

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Dear Sirs;

I am opposed to the proposed Sea Island Golf Course proposal on Betsy Kerrison for the following reasons.

- Increased traffic on dangerous Main and River roads
- No lighted turn lane off of 4 lane with medium Betsy Kerrison road to accommodate number of cars pulling in and out Day and evenings
- If increased traffic is not perceived as a problem in your vote, I would prefer lower priced homes for lower income community members. Kiawah and Seabrook Islands have jobs for people who cannot afford money or time to drive here.

Thank you for considering my opposition to allowing miniature golf, food, and beverage facility to be built as proposed on Betsy Kerrison Highway.

Debbe Finkelstein
3030 High Hammock Rd.
Seabrook Island

From: [Margie Morse](#)
To: [CCPC](#)
Subject: Miniature Golf Course near Kiawah
Date: Wednesday, September 09, 2020 9:45:27 PM

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To Whom it May Concern

I am a 15-year full-time Charleston County resident living on Kiawah Island. I am opposed to the installation of a miniature golf course near the island for a number of reasons. I chose to buy here because of the natural beauty of the island and its surrounding areas. Conversely, I truly dislike the looks of Myrtle Beach main roadway with its abundance of fast food and miniature golf course. Also, traffic back and forth on the island is unmanageable already. Construction is out of control. I have contemplated leaving this area and moving further south because of the traffic congestion and greed that unchecked development brings. If the miniature golf course is to attract our tourists on the island's, the traffic moving back and forth will be a load on gate management. Alternatively, what happens to the golf course if it is not well attended?? Can it be abandoned in place?

Please consider that it is an adventure that is not supported by most of the existing community.

Margie Morse
275 Doral Open

From: [Bill Wolford](#)
To: [CCPC](#)
Subject: Mini Golf
Date: Wednesday, September 09, 2020 9:34:47 PM

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Dear Sir/Madam:

I would like to write to express my opinion that a mini golf course would not be desirable in the Kiawah/Seabrook area. We are an upscale neighborhood and in my opinion a putt putt course is not conducive to an upscale area. Put the mini golf course on Folly Road or Maybank Highway. No reason to put it adjacent to expensive/resort housing.

Bill Wolford
72 Governors Dr, Johns Island, SC 29455

From: [Brenda Zack](#)
To: [CCPC](#)
Subject: Sea Islands Golf Project
Date: Wednesday, September 09, 2020 9:31:31 PM

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Hello My name is Brenda Zack. I live on Seabrook island. I believe that this project will put alot of food in peoples stomachs that may not be able to afford it.The multiple charities that are to benefit from this are so important to the charleston area. My daughter has been a recepiant of the food donations and I dont know what she would do without it. I believe Mr.Todd (as he is called by many local children) has a phenomenally unselfish and charitable idea. I also believe many of the people on the islands are not open to change unless it personally benefits the little bubble that many choose to think they live in. Please consider all the lives that will be changed and affected for the greater good. After all we need to be the change we want to see in the world:)

Thank you for your time and consideration
Brenda Zack

From: [Alastair Harris](#)
To: [CCPC](#)
Subject: Betsy Kerrison
Date: Wednesday, September 09, 2020 9:29:48 PM

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Please do extreme due diligence when making a decision on the use of land near the Kiawah Municipal Building

Thank you

Alastair Harris
87 Dungannon Hall
Johns Island

Sent from my iPhone

From: [The Piercys](#)
To: [CCPC](#)
Subject: Opposition to Miniature Golf Facility
Date: Wednesday, September 09, 2020 9:27:10 PM

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Dear Charleston County Planning Commission,

I live on Kiawah Island at 102 Conifer Lane and I am concerned about the future of our wonderful island community. I am aware of the proposed rezoning of property at 4455 Betsy Kerrison Boulevard which lies between the Kiawah Island Municipal Center and Resurrection Road. I understand that the rezoning request to change the current zoning of R-4 to a PUD and that the plan includes a miniature golf facility.

As a concerned citizen and a property tax payer to Charleston County, I respectfully request that you deny this rezoning request for a variety of reasons. First and foremost, the current R-4 zoning is more appropriate for this area when the surrounding areas are taken into consideration. This area of Charleston County is totally inappropriate for extensive commercial development and certainly not amenable to a miniature golf facility. Finally, I am concerned that the character of this type of development could have a detrimental impact on property values in our community and on traffic in the area of the proposed rezoning. I also skeptically believe that this would be a slippery slope to further detrimental and potentially unsightly development in this general vicinity in an area already challenged by traffic issues. Let's not create further suburban blight.

I hope that you will agree with me and oppose this request.

Thank you for your consideration.

Chuck Piercy
120 Conifer Lane
Kiawah Island, SC



Charles Keith Piercy
Phone: (301) 704-8106
Email: piercy4@verizon.net

From: [chrissy.copple](#)
To: [CCPC](#)
Subject: I VOTE YES!
Date: Wednesday, September 09, 2020 9:01:39 PM

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I am in favor of building a 36 hole miniature golf course on Betsy Kerrison Pkwy. Our town is growing and we need to provide safe family fun options to the children of this island. We need to keep them active and out of trouble. I love the idea of 50% of the proceeds going to local charities as well. This is a no brainer. I VOTE YES!

Thanks,
Chrissy
P: 404.394.1717

From: [Judy Steiner Krajewski](#)
To: [CCPC](#)
Subject: miniature golf
Date: Wednesday, September 09, 2020 9:01:37 PM

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Hello,

Please do not allow miniature golf on or near Kiawah. We do not want to be another Myrtle Beach.

Respectfully,

JudySteiner
Owner
4311 Sea Forest Drive
Sent from my iPad

From: [Mellen Moore](#)
To: [CCPC](#)
Subject: Kiawah mini-golf
Date: Wednesday, September 09, 2020 8:59:00 PM

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To whom it might conserve

With regards to the proposed mini-golf on Betsey Kerrison

I vote NO!

The entrance to the beaches is congested enough without adding mini-golf. Please do not approve this PUD!

Sent from my iPhone

From: [Drew McLean](#)
To: [CCPC](#)
Subject: support mini golf
Date: Wednesday, September 09, 2020 8:52:15 PM

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My name is Drew McLean and we have 2 kids on James Island. We support the planned mini golf development and support for barrier island little league.

--

Drew McLean
j.drew.mclean@gmail.com
(864) 650-2980

From: [.jill.levy](#)
To: [CCPC](#)
Subject: In Favor of Sea Island Golf
Date: Wednesday, September 09, 2020 8:48:40 PM

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My name is Jill Levy.

I'd like to voice my support of the Sea Island Golf and the vision of helping and giving back to the community!

Address:
30 Rebellion Road
Charleston, SC 29407

Sincerely,
Jill Levy

From: [Bridget Miller](#)
To: [CCPC](#)
Subject: In support of proposed putt putt on JI
Date: Wednesday, September 09, 2020 8:46:18 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Good evening,

I'm sending this email to express my support of the proposed putt putt on Betsy Kerrison Hwy on John's Island. My family and I live on the island and have been anxiously awaiting a venue of this nature. Putt putt is wholesome, family oriented and traditional coastal past time that we believe Johns Island should be proud to have. Please approve!

Regards,

The Miller family

[Sent from Yahoo Mail on Android](#)

From: [Dana Dawson](#)
To: [CCPC](#)
Subject: Johns island mini golf.
Date: Wednesday, September 09, 2020 8:38:32 PM

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hello,

I would like to voice my concern over the proposed mini golf course outside kiawah. The location is not zoned for such a business as I understand. Also there is not an easy access to get into the location without going around the round about and back towards johns island. I believe this is will cause issues in the future regarding traffic and accidents.

I think it should also be noted that a very important school is on the location. It is significant not only to johns island but the African American community as it was one of the first schools for freed slaves. I do not believe renovating the school into a clubhouse or entrance to the mini golf is suitable to the history of the structure and is quite distasteful to those look at the building as living history.

I oppose the propsed mini golf also because it is not in a central location for many islanders and caters more toward tourist than residents.

Please reject the proposal and assist johns island by not allowing a zoning change and keeping green space green.

Dana Dawson

[Sent from Yahoo Mail on Android](#)

From: [William Howell](#)
To: [CCPC](#)
Subject: Miniature golf - Kerrison Parkway
Date: Wednesday, September 09, 2020 8:37:41 PM

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i would like to object/oppose the proposed 36 hole miniature golf course on Kerrison Parkway near the town hall.

This project would interfere with the nature beauty of Kiawah, providing excess noise, night time artificial lightning, excess traffic and destroying the natural rural landscape of the Kiawah's front "porch".

This is another chance to avoid the beach clutter of Hilton Head and Myrtle Beach! As a full time resident of Kiawah for over 20 years. We don't need a visual pollutant like this.

Thank you for your consideration,

Bill & Barbara Howell
50 Salt Cedar Lane
Kiawah Island, SC 29455
843-768-3893

From: sewtennis@bellsouth.net
To: [CCPC](#)
Subject: In Favor of Sea Island Golf
Date: Wednesday, September 09, 2020 8:35:36 PM

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To Whom it may Concern:

We would like to voice our YES vote for the Sea Island Golf venue. We have lived on Seabrook Island for over 14 years, and know Todd to be a responsible and charitable entrepreneur. This type of venue is much needed out here, not only for residents, but for the many visitors. We know he would do a great job of running a place like this and help out many charities as well. Thank you for your work on this.

Sincerely,
Paula & Bob Adamson
2500 Cat Tail Pond Road
Seabrook Is., SC 29455

From: [Anne Herndon](#)
To: [CCPC](#)
Subject: 36 hole putt putt
Date: Wednesday, September 09, 2020 8:29:00 PM

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To whom it may concern,

I have owned a home on Kiawah Island for 20 + years and to be honest, I have had some reservations with some of the improvements/additions to the island. Even though I would love to draw up the bridge and let Kiawah Island be the perfect little spot it was 20 years ago, I understand why we need to improve Kiawah and Seabrook as we move forward. But a Putt Putt Course will add NO value to Johns Island....in fact, it takes away from all this natural beauty. I am sure the people of Myrtle Beach years ago didn't think one putt putt course would make that much of a difference. I would be devastated if Betsy Kerrison ends up looking like the strip in our northern SC city. We have NOT lacked in drawing visitors to our island and all without a putt putt course. Please do not let this pass and listen to our residents who have a vested interest in our community.

Sincerely,

Anne Herndon
55 Ocean Course Drive
Kiawah Island, SC. 29455

Sent from my iPhone

From: [Jacqueline Byer](#)
To: [CCPC](#)
Subject: Proposal for Betsy Kerrigan Blvd. miniature Golf
Date: Wednesday, September 09, 2020 8:28:43 PM

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I recently wrote requesting my opposition to the above proposal.
After further study of the proposal, I would like to WITHDRAW my opposition to the above proposal for miniature golf project at the location of Betsy Kerrigan. I support the proposal.

Jacqueline Byer
62 New Settlement Rd.
Kiawah Island, SC 29455

Sent from my iPhone

From: [michele.elkes](#)
To: [CCPC](#)
Subject: Betsy Kerrison Parkway
Date: Wednesday, September 09, 2020 8:27:09 PM

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Dear Sir or Madam,

I will get straight to the point: every time I am on this "Parkway" I am saddened and angered by the litter on the roadside. The flooding is worsening and the traffic is more than ever. It does not seem to me that the county can effectively maintain the road as it is, let alone with additional businesses. Therefore, I am vehemently opposed to the proposed miniature golf facility on the Betsy Kerrison Parkway. The last thing we need is more traffic, more flooding and more litter in our community.

Michele Elkes
300 Marsh Cove Rd
Johns Island

Sent from my iPad

From: [Gene Pickard](#)
To: [CCPC](#)
Subject: Betsy Kerrison mini golf
Date: Wednesday, September 09, 2020 8:26:12 PM

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Hi,

My name is Gene Pickard. My family and I recently moved to Johns Island from neighboring James Island a few years ago. Although rapid growth on Johns Island is great, there hasn't been much improvement in entertainment for family and kids. I believe the mini golf course on Betsy Kerrison would be a great attraction for young and old to enjoy themselves. The added benefit of raising money local charities will also be a blessing! With visitors coming from all over to visit, this would attract plenty of guests.

Thank you,
Gene Pickard
genepickard@gmail.com

From: [Marguerite Donoho](#)
To: [CCPC](#)
Subject: 36 hole miniature golf course
Date: Wednesday, September 09, 2020 8:16:59 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear sirs , I want to let my opposition to this golf course be known. It is not a charity. It will be a driving hazard for the area, light pollution , and an eye sore. There is too much building going on now with no regard to traffic problems.

I am against this zoning

M Donoho
106 Marsh Elder Ct
Johns Island

Sent from my iPad

From: [Annette Allen](#)
To: [CCPC](#)
Subject: Rezone Request for Betsy Kerrison Pkwy
Date: Wednesday, September 09, 2020 8:14:54 PM

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I am writing to urge you to vote no for the rezone request for a PUD on Betsy Kerrison near the entrance of Seabrook and Kiawah. This development would destroy the character of this area and diminish property values and thus the county's property tax base. It would also set a precedent for other rezones. If you say yes to this one on what grounds could you say no to the next ones? Please be good stewards of this area.

Thank you,
Annette Allen

From: [Duane Kalinowski](#)
To: [CCPC](#)
Subject: Miniature Golf
Date: Wednesday, September 09, 2020 8:11:41 PM

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To whom it may concern:

Instead of writing a diatribe about the problems with a miniature golf put in on Betsy Kerrigan I will keep it simple...

I am strongly against this rezoning idea!

We don't need a miniature golf course anywhere near Kiawah!

Thank you

Duane

Duane Kalinowski
CEO
All Points
404-405-2870

From: [Mary Lubic](#)
To: [CCPC](#)
Subject: Proposed zoning change of 4455 Betsy Kerrison Parkway
Date: Wednesday, September 09, 2020 8:06:07 PM

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To whom it may concern,

We, as residents of Johns Island, are **OPPOSED** to the proposed zoning change and subsequent development of the parcel of property referenced above.

Although the sea islands are a popular vacation spot for families, we believe that the peacefulness and natural beauty of the islands is what attracts them to the area. We are a short drive from amusements and attractions on Hwy 17, they are not necessary at this location.

Please do **NOT** approve this change in zoning. We voiced our opposition to this development before: Our opinion has not changed.

Sincerely,
Mary and Rory Lubic
7 Airy Hall
Johns Island

Sent from my iPhone

From: [Susan Calkins](#)
To: [CCPC](#)
Subject: Opposition to Betsy Kerrison rezoning
Date: Wednesday, September 09, 2020 8:05:19 PM

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As I resident of the tranquil beautiful and somewhat remote island of Kiawah, which is accessible to county residents I urge the commission not to rezone Betsy Kerrison for the purpose of miniature golf. The noise, crowds, pollution, lights etc will spoil a unique part of the county.

Susan Calkins
231 Glen Abbey
Kiawah Island

Sent from my iPhone

From: [Sandra Brooks](#)
To: [CCPC](#)
Subject: Rezoning on Betsy Kerrison Parkway
Date: Wednesday, September 09, 2020 8:04:48 PM

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To whom it may concern:

We are totally opposed to the rezoning of the land on Betsy Kerrison. The proposed usage is not in keeping with the area and could also cause traffic problems.

Thank you,

Sandra and Graham Brooks
49 Ocean Course Drive
Kiawah
Sent from my iPhone

From: [Karen Prusiewicz](#)
To: [CCPC](#)
Subject: Rosebank Farm Rezoning
Date: Wednesday, September 09, 2020 8:03:45 PM

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>

>> I am writing to express my opposition to the planned rezoning of what was formerly Rosebank Farms to allow for a miniature golf course

>>

>> Johns Island is a very special place offering a way of life that is rapidly disappearing with development. The beautiful rural nature will be lost to us forever if we continue to add commercial activities.

>>

>> Now more than ever all of us need a place to go where life is more simple and calm.

>>

>> Karen Prusiewicz

>> 265 Governors Drive

>>

>> Sent from my iPhone

From: [Barbara Willhoft](#)
To: [CCPC](#)
Subject: Miniature Golf on Kerrison Parkway
Date: Wednesday, September 09, 2020 8:03:12 PM

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To whom it may concern:

I am against the rezoning of the property on Kerrison Parkway before the circle to Freshfields, Seabrook and Kiawah. I'm opposed to the traffic, noise, congestion, lighting and litter that a 36 hole miniature golf course will bring. This is not the place for such a commercial use and will be detrimental to the area. Please do not allow this rezoning to be approved.

Respectfully submitted,

Barbara Willhoft
328 Glen Eagle
Kiawah Island, SC 29455

From: [Joe Hitselberger](#)
To: [CCPC](#)
Subject: Opposition to Rezoning Request on Betsy Kerrison Blvd at Entrance to Kiawah Island
Date: Wednesday, September 09, 2020 8:01:01 PM

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Dear Planning Commission:

PLEASE DO NOT APPROVE THIS REZONING REQUEST!

My wife and I are full time residents of Kiawah Island. Our address is 250 Sea Marsh Drive. We just retired and bought this house 2 years ago. We bought because of the NATURAL BEAUTY of this community, the quiet surroundings, the BEAUTIFUL sky and shoreline. I am an amateur astronomer and LOVE the dark skies....this is one of the few places in the Southeast where one can still see the Milky Way at night!

ALL OF THIS WILL DISAPPEAR IF YOU REZONE THIS PROPERTY TO ALLOW A MINIATURE GOLF COURSE!!!!!! PLEASE DON'T DO IT!!!!!!

Thank you for listening to your constituents!

Joe and Sue Hitselberger
Cell : 704-564-2439
Email: joe.hitselberger@gmail.com

Sent from my iPhone

From: [john goodwin](#)
To: [CCPC](#)
Subject: Proposed miniature golf course
Date: Wednesday, September 09, 2020 7:56:45 PM

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As a property owner at Kiawah Island, I writing to express my opposition to this project. Kiawah has a world class reputation and draws both attention and tax money to our state. We don't need Betsy Kerrison turned into another Myrtle Beach!

Thank you for your consideration.

John & Deborah Goodwin
83 Wax Myrtle Court
Kiawah Island, SC

From: [Johnsie Irwin](#)
To: [CCPC](#)
Subject: Miniature golf
Date: Wednesday, September 09, 2020 7:56:03 PM

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I am opposed to this development.

Daphne Irwin
Green Dolphin Way

Sent from my iPhone

From: [Martha Smith](#)
To: [CCPC](#)
Subject: Kiawah re-zoning
Date: Wednesday, September 09, 2020 7:54:54 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Please do not allow the commercial re-zoning for a business that will so cheapen our beautiful island. If it is true that the plans are for miniature golf, please don't allow this. We don't want the traffic or the noise. We want to maintain the character of the island.

Thank you.

Martha Smith
4785 Tennis Club Lane

--

Martha Smith 6 Colonial St Charleston, SC 29401

From: [Chris Ceva Correale](#)
To: [CCPC](#)
Subject: sea Island Golf course PD
Date: Wednesday, September 09, 2020 7:49:58 PM

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I vehemently oppose any change in zoning that would allow the Sea island Golf course.
Changing the zoning for commercial use sets a dangerous precedent.
Thank you Christina Correale

Sent from my iPad

From: [Katy Annett](#)
To: [CCPC](#)
Subject: Development near Kiawah
Date: Wednesday, September 09, 2020 7:49:04 PM

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To whom it may concern,

Please consider very thoughtfully what developing the area around Kiawah into mini golf will do to the integrity of beautiful South Carolina islands. I have enjoyed many visits to Kiawah and its natural beauty is what makes it so special. I have property in Georgetown county in DeBordieu and like Kiawah we enjoy some of the most beautiful beaches and marshes and wildlife in the state. There are areas for mini golf and other tourist activities and economic growth but not there. The noise, traffic and artificial building would only hurt the beauty and integrity of the area. Save the mini golf for Myrtle Beach we love it up there or more inland like along Highway 17. Does not need to be on the coast.

Thank you for your consideration to keep all of South Carolina beautiful and fun!

Sincerely Katy Annett

Sent from my iPhone

From: [Michael Pelt](#)
To: [CCPC](#)
Subject: Miniature Golf Rezoning
Date: Wednesday, September 09, 2020 7:44:42 PM

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I am strongly opposed to this rezoning. As a retired real estate developer with 35 years experience building office and industrial buildings, I don't understand why public officials would support rezoning for a business that rarely survives, is an eyesore when it fails and doesn't produce meaningful employment or tax revenues while it is a going concern.

Michael Pelt
16 Surfsong Rd
Kiawah Island, SC 29455

From: [CHRISTINE MOTAMED](#)
To: [CCPC](#)
Subject: Oppose Miniature Golf
Date: Wednesday, September 09, 2020 7:43:36 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

My husband and I oppose the building of a miniature golf center on Betsy Kerrison.
Thanks for your help,
Chris and Tom Motamed
14 Ocean Course Drive

Sent from my iPhone

From: [Claire Jordan](#)
To: [CCPC](#)
Subject: No mini golf
Date: Wednesday, September 09, 2020 7:42:32 PM

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Please reject the rezoning effort that would allow mini golf at the entrance to Kiawah and Seabrook. The natural beauty of Kiawah and the escape it provides to homeowners and visitors would decrease property values, and make Kiawah and Seabrook a less desirable place to visit. What makes it unique is the LACK of commercialization. The reason people come is to be away from this kind of entertainment. Please do not approve this request.

Claire and Grant Jordan
Homeowners 45 Governors Dr, Kiawah

From: [Pat Kron](#)
To: [CCPC](#)
Subject: Miniature golf
Date: Wednesday, September 09, 2020 7:39:14 PM

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Please NO mini golf by Kiawah.

Thank you

Thomas and Patricia Kron

4427 Windswept

Kiawah Island,SC

630-531-7172

Sent from my iPhone

From: [Kedrin Van Steenwyk](#)
To: [CCPC](#)
Subject: Betsy Kerrison Parkway rezone
Date: Wednesday, September 09, 2020 7:31:59 PM

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Please do NOT allow this rezoning to occur for a miniature golf club.

Thank you.

Kedrin Van Steenwyk and Liam Duggan

Surfsong Rd.

Kiawah Island, SC 29455

From: [Helen Patch](#)
To: [CCPC](#)
Subject: Miniature golf
Date: Wednesday, September 09, 2020 7:30:57 PM

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Please do not allow this to happen!
Helen Patch

Sent from my iPhone
Helen Patch
739 Virginia Rail Road
Kiawah Island SC 29455
843-768-4661
513-404-1167

From: [C. Lynwood Bramlett](#)
To: [CCPC](#)
Subject: Betsy Kerrison Putt-Putt
Date: Wednesday, September 09, 2020 7:30:07 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I have been a resident on Kiawah Island for 21 years. This is not the type of development that needs to be at this location. I would encourage you to deny this application for this type of commercial activity. Thanks for your consideration in this matter.

Sincerely,
C Lynwood Bramlett
104 Belmeade Hall
185 Belted Kingfisher
Kiawah Island, SC 29455

Sent from my iPhone
C Lynwood Bramlett

From: [Mike Butrovich](#)
To: [CCPC](#)
Subject: NO to Sea Island Golf
Date: Wednesday, September 09, 2020 7:29:47 PM

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I do NOT want to see the zoning changed to accommodate the proposed Sea Island Golf course.

Michael Butrovich, SMSgt (Ret), USAF
Sent from my Samsung Galaxy S7

From: [carol.Regan](#)
To: [CCPC](#)
Subject: Rezoning of property on Betsy Kerrison
Date: Wednesday, September 09, 2020 7:29:04 PM

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I oppose the proposal to allow miniature golf/commercial development on said property

Carol Regan
405 Snowy Egret
Kiawah Island, SC 29455

From: [Karin Larkins](#)
To: [CCPC](#)
Subject: Mini Golf Development
Date: Wednesday, September 09, 2020 7:21:58 PM

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I oppose this development after visiting Kiawah Island for the last 15 years! Absolutely NO!

From: [Anne Nickerson](#)
To: [CCPC](#)
Subject: Please Deny Sea Island Gold LLC's Rezoning Application for 4455 Resurrection Rd
Date: Wednesday, September 09, 2020 7:21:52 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Good evening. We strongly oppose the application of Sea Island Gold LLC to rezone the parcel of land at [4455 Resurrection Rd](#) in Johns Island. We believe that a putt putt golf course so near the entrance to Kiawah Island would not only look terrible but would be anathema to the pristine natural beauty for which the Town of Kiawah is known. This will ultimately negatively impact home values and tourism on Kiawah, both of which are significant contributors to the overall Charleston economy. The putt putt would serve no one's interests but the property owner's.

We also think the applicant's suggestion that he would donate portions of income received from the rezoned property to charities is merely subterfuge to distract from an otherwise unpleasant and unpopular application. Upon close reading it is clear that the applicant only intends to donate a small portion of the winter/off-season proceeds, which would be meager compared to summer proceeds. This is further proof that the applicant's charitable purposes are a sham.

Thank you for listening.

Anne and Greg Nickerson
24A Eugenia Ave
48 Eugenia Ave
35 Eugenia Ave

Sent from my iPhone

From: [Will Gates](#)
To: [CCPC](#)
Subject: No miniature golf
Date: Wednesday, September 09, 2020 7:20:12 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Please do not change zoning or other current restrictions to allow a miniature golf facility or to allow another type of amusement venue on the Betsy Kerrison Parkway at the site of the old Rosebank Farm establishment just before the Kiawah/Seabrook Round About. It makes no sense on any level. Which makes me worried is that it just might happen.

Will Gates

Sent from my iPhone

From: susan.crafton
To: [CCPC](#)
Subject: Re: 36 Hole miniature golf
Date: Wednesday, September 09, 2020 7:13:21 PM

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On Wed, Sep 9, 2020 at 3:47 PM susan.crafton <secrafton13@gmail.com> wrote:

Dear Sir/Madam,

I am writing to you to express our opposition to the proposed 36 hole miniature golf course at the former site of Rosebank Farms on Betsy Kerrison Parkway. This is antithetical to the idea of a community that is dedicated to the preservation and enhancement of natural beauty. There are a plethora of golf courses already in the area that are operating in an environmentally responsible way to protect the unspoiled surroundings. Additionally, the traffic that would be generated by such a development would be a potential nightmare. Please do not allow an eyesore of this kind in our community.

Respectfully yours,

Dr. and Mrs. Willam B. Crafton
44 A Eugenia Ave
Kiawah Island

From: [Debra Bermingham](#)
To: [CCPC](#)
Subject: Mini golf on Betsy Kerrison Parkway
Date: Wednesday, September 09, 2020 7:09:25 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

We vehemently oppose having a mini golf course on Betsy Kerrison Parkway. We don't want Kiawah and the surrounding area to be another Myrtle Beach. We moved here for the beauty and tranquility of the low country.

David & Debra Bermingham
129 Spartina Court
Kiawah Island, SC

Sent from my iPad

From: [Linda Juchatz](#)
To: [CCPC](#)
Subject: Betsy Kerrison miniature golf proposal
Date: Wednesday, September 09, 2020 7:07:49 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

We oppose this proposal vehemently. What's next? Merry go Rounds, Ferris wheels and the like. That is not what our community needs or wants to see in that location. We are not a commercial island like Myrtle Beach or Hilton Head and never want to be. Linda Juchatz, 204 Black Tupelo Lane, Cassique

Sent from my iPad

From: [Julie Young](#)
To: [CCPC](#)
Subject: Development
Date: Wednesday, September 09, 2020 6:52:06 PM

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We have owned a home in Kiawah for 7 years and are part time residents. We previously owned a second home in Seaside Florida. Seaside is gorgeous and we loved our home there however, it became too commercial and too crowded so we sold our property and decided on Kiawah. We are opposed to the development of the mini-golf near the round-about. Kiawah is known for it's beauty and peacefulness as well as the protection of wildlife and the mini golf does not seem to fit in to the area at all. Please deny the petition for zoning for the mini golf.

Julie Young
88 Bufflehead

Sent from my iPad

From: [Jane Marvin](#)
To: [CCPC](#)
Subject: In Favor of Sea Island Golf
Date: Wednesday, September 09, 2020 6:49:22 PM

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My name is Jane Marvin

I'd like to voice my support of the Sea Island Golf and the vision of helping and giving back to the community! Our sea island locals need all the help we can give them.

Address: 2650 High Hammock Rd, Johns Island, SC 29455

Sincerely, Jane Marvin, 336-413-0704

From: [Charlotte Gadomski](#)
To: [CCPC](#)
Subject: In Favor of Sea Island Golf
Date: Wednesday, September 09, 2020 6:43:02 PM

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My name is Charlotte Gadomski I'd like to voice my support of the Sea Island Golf and the vision of helping and giving back to the community!

Sincerely,
Charlotte Gadomski

5385 5th Fairway Drive, Hollywood, SC 29449
Previous long time resident: 3917 Heron Marsh Circle, Johns Island, SC

From: [Susan McCollum](#)
To: [CCPC](#)
Subject: Charleston County petition
Date: Wednesday, September 09, 2020 6:26:47 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I would like to join the petition AGAINST zoning the property near the round about in Kiawah for a mini golf course. Thank you.

Susan McCollum

From: [Anne Strickland](#)
To: [CCPC](#)
Subject: Miniature golf course
Date: Wednesday, September 09, 2020 6:19:32 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

To Whom it Concerns,

We have enjoyed our Kiawah home for several years and are considering retiring there in the near future. The main reason we chose Kiawah was the beautiful ambience provided by Mother Nature, rather than by commercial development. I STRONGLY OPPOSE the proposed miniature golf course on Betsy Kerrison parkway. Please do not permit this to go forward. It would be disruptive to wildlife in the area, as well as traffic flow. The currently proposed area is simply not the best place for such an enterprise.

Regards,
Anne Strickland
249 Glen Abbey
Kiawah Island, SC 29455

From: [Glen Strickland](#)
To: [CCPC](#)
Cc: [Marc Antonetti](#); [Kevin Nahigian](#)
Subject: Miniature golf course
Date: Wednesday, September 09, 2020 6:18:02 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Sirs,

I am a resident of Kiawah Island (249 Glen Abbey). I learned that a 36 hole miniature golf course is going to be built outside our gates at the former site of Rosewood Farms on Kerrison Parkway. I am adamantly opposed to this because it is incongruent with the current landscape and beautiful surroundings already in place at Kiawah and Seabrook Islands. It would desecrate the ambience and lower the value of our property to that of a state fair or theme park. Please don't allow this to pass.

Sincerely,

Glen F Strickland, MD

Sent from my iPhone

From: [McDonagh, Brian](#)
To: [CCPC](#)
Subject: Opposed to Sea Island Golf
Date: Wednesday, September 09, 2020 6:02:01 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

My name is Brian McDonagh and I have two properties on Kiawah - 228 Killdee Court and 35 Lemoyne. I am strongly opposed to the mini golf course being proposed as I don't think it is in character for the area and will cause further congestion on the Main Road. The latest thing we need is more traffic being drawn into the Kiawah/Seabrook area and these mini golf courses tend to become a hang out for local kids. I also think the group proposing the course is trying to bill this as a charitable endeavor is a cynical way to try to gather community support. I am counting on our elected officials to make the right decision here and deny the zoning request. Thank you.

Brian P. McDonagh
Co-Head of Global Investment Banking
Co-Head of Global M&A
Baird
6000 Fairview Road - Suite 1100
Charlotte, NC 28210
(704) 553-6611
bmcdonagh@rwbaird.com

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From: [MARISOL BAILEY](#)
To: [CCPC](#)
Subject: In support of miniature golf for Johns Island
Date: Wednesday, September 09, 2020 5:30:24 PM

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Dear CCPC decision makers!!!

Im writing this message to let you know that as a mother of three growing boys 8,10,16 out family strongly supports the efforts to bring more family oriented, recreational activities and clubs to the community.. We're members of Barrier Island little league, here in Johns Island, we also go to our local community schools here.

Our family thank you in advance for your attention to this matter, and your great support to the broader community.

Best regards.
Marisol Bailey

704-230-7532

--

Sent from Gmail Mobile

From: [Diane Gulyas](#)
To: [CCPC](#)
Subject: In Favor of Sea Island Golf
Date: Wednesday, September 09, 2020 5:24:19 PM

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My name is _____Diane and Ed Gulyas_____

I'd like to voice my support of the Sea Island Golf and the vision of helping and giving back to the community!

Address:64 Ocean Course drive
Kiawah island , SC 29455

Sincerely,
Diane and Ed

Sent from my iPad

From: margaret.van.voorhis
To: [CCPC](#)
Subject: Opposed to Sea Island Golf
Date: Wednesday, September 09, 2020 5:19:30 PM

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We are opposed to the rezoning request and any permits needed to allow a miniature golf course to be built on Betsy Kerrison Highway.

We are particularly insulted by the philanthropic ruse being used to garner approval for this business. Donating a portion of revenues to charities from the months of November through February (when local businesses can barely stay afloat) is inconsequential. Using the old schoolhouse as a clubhouse will not restore the building; in reality it will replace it.

This same request was not approved in 2019. Why is it even being considered in 2020?

Sincerely,

Margaret and Bruce Van Voorhis
4275 Hope Plantation Drive
Johns Island SC 29455

[Sent from AT&T Yahoo Mail on Android](#)

From: segobe@aol.com
To: [CCPC](#)
Subject: Not In Favor of Sea Island Golf
Date: Wednesday, September 09, 2020 5:13:55 PM

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I continue to have a strong objection to the development of the undeveloped property between the TOKI Municipal Building and Resurrection Road. We do not need a miniature golf course at the entrance to our neighborhoods.

The people who live on Johns Island are generous in their support of the many charities here. Donations of funds from the operation of the miniature golf course should not be considered in the issuance of a permit.

We already have issues with the traffic coming to the island. We do not need to add noise and lights. Please deny the issuance of permit to allow Sea Island Golf, a miniature golf course on Betsy Kerrison Parkway.

Thank you for your consideration,
Letta Jean Taylor
33 Rhett's Bluff
Kiawah Island

From: [Adam Baslow](#)
To: [CCPC](#)
Subject: Mini Golf On Johns Island / Betsy Kerrison Parkway
Date: Wednesday, September 09, 2020 5:10:14 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

This is an exciting deal and hope you pass it!

Adam Baslow

adam@newleafsc.com

📞 843.400.0280 | 📠 843.400.0278 | 📠 843.437.2999

[3421 Maybank Highway, Johns Island, SC 29455](#)

newleafsc.com

[FACEBOOK](#) | [INSTAGRAM](#) | [PINTEREST](#) | [HOZZ](#)

Thoughtfully crafted. Effectively executed.

From: [M Albenesius](#)
To: [CCPC](#)
Subject: Fwd: NEW MINI GOLF - YOUR HELP IS NEEDED
Date: Wednesday, September 09, 2020 5:06:00 PM

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Sent from my iPhone

Begin forwarded message:

From: Phil Przyborowski <awaphil@gmail.com>
Date: September 9, 2020 at 5:05:09 PM EDT
To: M Albenesius <m.albenesius@gmail.com>
Subject: Re: Fwd: NEW MINI GOLF - YOUR HELP IS NEEDED

On Wed, Sep 9, 2020, 4:50 PM [awaphil <awaphil@gmail.com>](mailto:awaphil@gmail.com) wrote:

I'm absolutely in favor of this project .It will enhance the quality of life on John's Island by providing family focused entertainment and supporting a small locally owned business. This mini golf will give back to the community through sharing proceeds with local charities and hiring local employees.

Thank you,
Philip Przyborowski
2640 Bohicket Road
John's Island SC 29455
843-696-5283

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: M Albenesius <m.albenesius@gmail.com>
Date: 9/9/20 4:34 PM (GMT-05:00)
To: [awaphil <awaphil@gmail.com>](mailto:awaphil@gmail.com)
Subject: Fwd: NEW MINI GOLF - YOUR HELP IS NEEDED

Sent from my iPhone

Begin forwarded message:

From: Todd <5startodd@bellsouth.net>
Date: September 9, 2020 at 4:13:40 PM EDT
To: m.albenesius@gmail.com
Subject: Fwd: NEW MINI GOLF - YOUR HELP IS NEEDED

Sent from my iPhone

Begin forwarded message:

From: Todd <5startodd@bellsouth.net>
Date: September 9, 2020 at 2:49:31 PM EDT
To: Philip Squire <philip_squire@yahoo.com>
Subject: Fwd: NEW MINI GOLF - YOUR HELP IS NEEDED

Sent from my iPhone

Begin forwarded message:

From: "BARRIER ISLANDS LITTLE LEAGUE (Barrier Islands Little League)" <clubnews@bluesombrero.com>
Date: September 9, 2020 at 1:35:15 PM EDT
To: 5startodd@bellsouth.net
Subject: NEW MINI GOLF - YOUR HELP IS NEEDED
Reply-To: barrierislandslittleleague@gmail.com

Team,

Please help a friend of the league that has played a role in opening day ceremonies over the last 5 years and also has raised funds to help the growth of Barrier Islands Little League.

Todd "Father" Gerhart is opening a miniature golf course on Betsy Kerrison and needs support in sending an email to Charleston County.

We all agree we need other forms of recreation for our Johns Island Community.

Please email: CCPC@charlestoncounty.org

- Give you Name & Email

- Let them know that you support mini golf on Betsy Kerrison to benefit the entire community, including Barrier Islands Little League Baseball to have affordable entertainment on Johns Island.

Barrier Islands is listed as one of their charities and will receive more funds to support Little League. Please see attached article on Mini Golf.

Please send an email by the end of the day tomorrow (9/10).

Feel free to share to get more support.

Thanks

Barrier Islands Little League

Barrier Islands Little League

For general inquiries, please contact your organization directly.

Phone: 843-559-4198

Email: barrierislandslittleleague@gmail.com



746 Willoughby Way NE, Atlanta, GA 30312

www.sportsconnect.com

Want to opt out of these types of emails?

5startodd@bellsouth.net (primary)

[UNSUBSCRIBE](#)

From: [Gary Kunkelman](#)
To: [CCPC](#)
Subject: Yes to Sea Island golf
Date: Wednesday, September 09, 2020 5:04:52 PM

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We're writing to register support for the proposed Sea Island miniature golf project. Far from a Myrtle Beach miniature golf eyesore, the proposed facility will be a unique venue that will offer many positives. These include a commitment to providing funds for Sea Island hunger and housing charities and, as its centerpiece, restoring the historic 1868 Walnut Hill School House, now in disrepair and the last of its type built on the Sea Islands schoolhouse.

Thank you for your consideration,
Dr. Gary & Katherine Kunkelman
2116 Royal Pine Drive,
Seabrook Island, 29455

From: [Keith Robelen](#)
To: [CCPC](#)
Subject: Miniature golf course
Date: Wednesday, September 09, 2020 5:01:13 PM

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Good afternoon.

My family owns a home at 60 River Marsh Lane on Kiawah Island and we are very opposed to the construction of a 36 hole miniature golf course (through the rezoning of a plot of land) at the former site of Rosebank Farms on Kerrison Parkway.

Thank you,

Keith and Aline Robelen

Sent from my iPhone

From: [Laurel Greer](#)
To: [CCPC](#)
Cc: [Hank & Laurel Greer](#); [Shirley Salvo](#)
Subject: In Favor of Sea Island Golf
Date: Wednesday, September 09, 2020 4:56:31 PM

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My name is Laurel Greer.

I'd like to voice my support of the Sea Island Golf and the vision of helping and giving back to the community!

Address:

3630 Loggerhead Court
Seabrook Island, SC. 29455

Sincerely,

Laurel Greer

Sent from my iPhone

From: [M. Albenesius](#)
To: [CCPC](#)
Subject: My expressed opinion of the miniature golf
Date: Wednesday, September 09, 2020 4:53:44 PM

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I would find it very hard to believe that someone would not be in favor of this project it is going to help the community as well as support charities save the school house and keep our children off the street to enjoy quality entertainment

Sent from my iPhone

From: [Veronika Fischer](#)
To: [CCPC](#)
Subject: Opposing a 36 hole miniature golf course
Date: Wednesday, September 09, 2020 4:53:01 PM

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Please do not destroy Johns, Seabrook and Kiawah Island with a tacky and unnecessary side show. That's what Myrtle Beach and the New Jersey Boardwalk is for. No one from these communities wants the circus of traffic it is going to create. It is a bad look for our low country....

Most Sincerely,

Veronika Fischer

Sent from my iPad

From: [Sharron Patch](#)
To: [CCPC](#)
Subject: Mini golf
Date: Wednesday, September 09, 2020 4:46:14 PM

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Attention,

As a resident of Kiawah, I adamantly oppose a mini golf facility on Betsy Kerrison Parkway. Please send these people to Myrtle Beach.

Sharron Patch
Summer Duck Way.

.

Sent from my iPad

From: [Joni Thompson](#)
To: [CCPC](#)
Subject: No to mini golf project
Date: Wednesday, September 09, 2020 4:45:09 PM

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i wanted to send along a letter opposing the new mini golf project outside of Kiawah. i have numerous reasons why i do not want this project to go through and will be happy to expound on them in person or via another email. we have visited kiawah for 30 plus years and love the lack of any commercialism on the island with the exception of fresh fields.

Joni
Joni Thompson
864-380-8859

From: [peterspp](#)
To: [CCPC](#)
Subject: Change of Zoning on Betsy Kerrison Rd
Date: Wednesday, September 09, 2020 4:44:35 PM

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I am totally opposed to a change of zoning to allow a mini-golf course to be built. The residents of Johns Island have opposed the extension of 526 so that the island remains rural and miniature golf does not fit into that rural and residential environment.

Each time that I drive down this road, I appreciate the lack of tacky and ugly carnival environment. Please do not contribute to the destruction of the natural beauty of our island.
Please do not rezone this area.

Sincerely,
Patricia Peters
600 Piping Plover
Johns Island

From: [Sanford Emery](#)
To: [CCPC](#)
Subject: Re-zoning on Kerrison Parkway Johns Island
Date: Wednesday, September 09, 2020 4:38:45 PM

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To the Charleston County Planning Commission:

We have been made aware of an initiative to re-zone property on Kerrison Parkway on Johns Island to develop a miniature golf course. We would like to state our objection to this proposal. Currently we are property owners on Kiawah Island and have been for several years. We have vacationed on Kiawah however for over thirty years and have a deep appreciation for the natural habitat and culture of the community. A miniature golf course in our opinion will not help but rather hurt the special nature of the island and surrounding area.

Kiawah Island is not Hilton Head. Please do not lead us there.

Sanford and Gwen Emery
92 Goldeneye Drive
Kiawah Island, SC 29455

From: mshaney@copper.net
To: [CCPC](#)
Subject: Sea Island Golf
Date: Wednesday, September 09, 2020 4:30:30 PM

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My name is Michael Shane and I reside at 2867 Hidden Oak Drive, Seabrook Island, SC 29455. I am writing to advise you of my full support for the proposed miniature golf facility on Betsy Kerrison Pkwy on Johns Island. I feel this family oriented facility will be a wonderful addition to our area. We have ad are seeing more than enough residential development .and could use more activities like this for both residents and visitors alike.
Thank you for your consideration.
Regards,
Michael

From: dflaherty6@gmail.com
To: [CCPC](#)
Subject: Miniature golf on Betsy Kerrison
Date: Wednesday, September 09, 2020 4:30:20 PM

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We are extremely opposed to this proposed development. The area is already overcrowded, traffic is often heavy and the roads frequently flood after storms. Further development poses a threat to public safety.

Diane and Rick Flaherty
6 Sundown Bend
Kiawah Island , SC 29455

From: [Jeffrey Fenton](#)
To: [CCPC](#)
Subject: In FAVOR of Sea Island Golf
Date: Wednesday, September 09, 2020 4:27:15 PM

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I am in FAVOR of the mini-golf proposed by Sea Islands Golf. It will be fun for families and adults alike.

Jeffrey Fenton
2637 Persimmon Pond Ct
Johns Island, SC 29455

From: [Allison Lang](#)
To: [CCPC](#)
Subject: Opposing mini golf in Betsy Kerrison
Date: Wednesday, September 09, 2020 4:25:41 PM

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To the Council members,

We are full time residents on Kiawah and oppose the addition of a mini golf course on Betsy Kerrison.

The added traffic burden alone makes this proposal undesirable. There are many other locations that would Better serve the greater Charleston area, considering people traveling from West Ashley, and Downtown Charleston would have to navigate the already crowded Bohicket and River Roads, especially at night when many people are looking to play mini golf.

There have been a number of accidents, some fatal, on Bohicket, River and Betsy Kerrison. In addition, people coming from West Ashley, Downtown and Johns Island will have to make a left hand turn into the property creating an additional traffic obstacle.

Thank you for your time,

Ed and Allison Lang

54 Ocean Course Dr

843-628-7911

Sent from my iPhone

From: [PV Linton](#)
To: [CCPC](#)
Subject: In Favor of Sea Island Golf
Date: Wednesday, September 09, 2020 4:23:00 PM

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My name is Patricia Linton

I'd like to voice my support of the Sea Island Golf and the vision of helping and giving back to the community! It will be another asset for Johns Island families.

Address:
2637 Persimmon Pond Ct
Johns Island, SC 29455

Sincerely,
Patricia Linton

From: [James Haggerty](#)
To: [CCPC](#)
Subject: Rezoning Request Betsy Kerrison parkway
Date: Wednesday, September 09, 2020 4:22:14 PM

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Zoning Board Members:

Kindly note my opposition to the rezoning the parcel of land on Betsy Kerrison Parkway to permit the building of a miniature golf course. The request is inconsistent with the existing zoning. Good cause for the zoning change has not been established. There is no need for the commission to retreat from its prior position when confronted with this request last year.

Thank you.

James Haggerty
505 Bufflehead Drive
Kiawah Island, SC 29455

 <p>Haggerty, Goldberg, Schleifer, & Kupersmith, P.C.</p>		<p>JAMES C. HAGGERTY <i>Attorney at Law</i> 1835 Market St., Suite 2700 Philadelphia, PA 19103 EMAIL : jhaggerty@hgsklawyers.com PHONE : (267) 350 - 6600 FAX : (215) 665 - 8201</p>
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James C. Haggerty, Esquire
**HAGGERTY, GOLDBERG,
SCHLEIFER & KUPERSMITH, P.C.**
1835 Market Street, Suite 2700
Philadelphia, PA 19103



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From: [Lmmalcolm](#)
To: [CCPC](#)
Subject: Miniature golf
Date: Thursday, September 10, 2020 10:33:39 AM

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Good Morning,

I wish to register my opposition to a proposed miniature golf attraction to be located on Betsy Kerrison Parkway near the entrance to Freshfields Village. The beauty and appeal of this area is that it still retains some semblance to rural Lowcountry SC. Many miles of pristine beaches, real golf, bike trails, horseback riding are the real attractions as is easy access to Charleston and its attractions. Please do not let even hints of Myrtle Beach or Hilton Head begin encroaching upon what has worked so well here.

Thanks you,

Linda Malcolm
244 Saltgrass Court
Johns Island, SC

From: [Buzzelli,Lisa](mailto:Lisa.Buzzelli@tridenttech.edu)
To: [CCPC](#)
Subject: Proposed Miniature Gold John's Island
Date: Thursday, September 10, 2020 1:15:13 PM

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September 10, 2020

Charleston County Planning Commission
4045 Bridge View drive
North Charleston, SC 29405

Dear Commission Members:

Please accept this communication in **OPPOSITION** to the proposed miniature golf facility on Betsy Kerrison Parkway, John's Island.

My family has resided (64 Clay Hall) on Kiawah Island since 1976 and the area in its natural state is what makes it so special. We are not naïve and realize development is inevitable but the land and its surroundings are not appropriate for such an attraction. The islands (Johns, Kiawah, Seabrook, Wadmalaw) are not nor they should be Hilton Head or Myrtle Beach. During the off-season the course would essentially sit empty as an eye-sore and waste of precious land.

Long ago there was a water slide/park in the vicinity of Main Road and Highway 17 perhaps that area is a better option.

Thank you for keeping development in check.

Lisa Buzzelli, CHE

Hospitality Faculty
Culinary Institute of Charleston @ TTC
843-722-5548
Lisa.buzzelli@tridenttech.edu

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From: [Martin Vincentsen](#)
To: [CCPC](#)
Subject: In Favor of Sea Island Golf
Date: Thursday, September 10, 2020 1:24:58 PM

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My name is ____Jock Vincentsen ____

I'd like to voice my support of the Sea Island Golf and the vision of helping and giving back to the community!

Address: 1020 Old Wharf Road, Seabrook Island, Johns Island, SC 29455

Sincerely,

Sent from my iPhone
M. J. Vincentsen

From: [Ellie Ward](#)
To: [CCPC](#)
Cc: jtaylor@kiawahisland.org
Subject: Zoning Change
Date: Thursday, September 10, 2020 1:23:31 PM

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To: Charleston County Planning Commission

From: Jeff & Ellie Ward 2714 Seabrook Island Rd, Johns Island, SC 29455

RE: Zoning Map Amendment Request - 4455 Betsy Kerrison Parkway, Johns Island, SC

Request to Amend from R-4 to Planned Unit Development (PUD) designation

We are writing to oppose the above-referenced zoning amendment for property at 4455 Betsy Kerrison Parkway, Johns Island, from an R-4 to a PUD designation. The zoning amendment is submitted by Sea Island Gold LLC so that the parcel may be used for a miniature golf facility for outdoor recreation and food services. We are not opposed to a miniature golf facility per se, but for the eventual arrival of more and more commercialization of the area. Once one property is rezoned, another commercial venture can claim that there's already a commercial property there so they should be able to rezone as well. Do we really want more commercial operations here? In our opinion, absolutely not!

We do not support this amendment because use of the property for an outdoor miniature golf venue with food services is significantly different from the use of other properties in this area. Our view is that the proposed use would create a significantly higher volume of traffic at times of day much different from current volumes. The duration of time that each vehicle will remain on premises will increase as well. Ancillary uses involving food services will also change the character of this part of Johns Island. This could lead to more commercial operations along Betsy Kerrison Parkway, which in our opinion is NOT optimal for keeping the tranquility that so many have moved here for.

In addition we are concerned that:

- the road infrastructure is inadequate to support the resulting increase in traffic;
- the character of the area, which currently has only limited commercial operations, will be altered increasing vehicular traffic, people, noise and lights well into evening hours as well as increasing litter and discarded refuse in the area;
- the proposed use is not consistent with the character of the neighborhood;
- modifying the use of this parcel will lead to a snowball effect increase of commercialization along Betsy Kerrison Parkway.

Finally, at the time the applicant purchased this property, they were well aware of current zoning allowances.

Thank you for considering our point of view.

Jeff & Ellie Ward

From: [Mike & Eva Holian](#)
To: [CCPC](#)
Subject: In Favor of Sea Island Golf
Date: Thursday, September 10, 2020 1:13:44 PM

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My name is Eva Holian

I'd like to voice my support of the Sea Island Golf and the vision of helping and giving back to the community!

Address:
2942 Deer Point Dr
Seabrook Island

Sincerely,

Eva Holian
Sent from my iPhone

From: [Nancy Husband](#)
To: [CCPC](#)
Subject: Putt putt -NO!
Date: Thursday, September 10, 2020 1:10:24 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear planning commission -

As a property owner on Kiawah Island please do not have a putt putt developed anywhere on or near our island. We are a community devoted to nature conservatory and taking care of wildlife, sea, land and trees. A putt putt is only harmful to that environment.

Thank you
John and Nancy Husband

--

Nancy Husband <nancyhusband01@gmail.com>

From: [Andrea Mackay](#)
To: [CCPC](#)
Subject: Miniature golf course on Betsy Kerrison Parkway
Date: Thursday, September 10, 2020 1:06:32 PM

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Dear Sir/Madam:

I am writing to express my very strong opposition to the re-zoning of the plot of land on Betsy Kerrison Parkway that was formerly used by Rosebank Farms.

I understand the petitioner is hoping to build a 36 hole miniature golf course. I believe this would negatively impact the area by increasing traffic, creating noise in a very quiet area and neighbouring communities and completely damage part of the peaceful and natural environment of the Kiawah and Seabrook Islands.

Please, do not allow this project to move forward.

Thank you in advance for your consideration.

Sincerely,

Andrea Mackay
204 Horned Grebe
Kiawah Island

From: [Stephen MONTAGU-POLLOCK](mailto:Stephen.MONTAGU-POLLOCK)
To: CCPC
Cc: jtaylor@kiawahisland.org
Subject: Zoning Map Amendment Request 4455 Betsy Kerrison Parkway, Johns Island, SC
Date: Thursday, September 10, 2020 12:56:13 PM

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To: Charleston County Planning Commission

From: Stephen and Barbara Montagu-Pollock
3150 Privateer Creek Road, Seabrook Island, SC 29455

RE: Zoning Map Amendment Request - 4455 Betsy Kerrison Parkway,
Johns Island, SC
Request to Amend from R-4 to Planned Unit Development (PUD)
designation

We are writing to oppose the above-referenced zoning amendment for property at 4455 Betsy Kerrison Parkway, Johns Island, from an R-4 to a PUD designation. The zoning amendment is submitted by Sea Island Gold LLC so that the parcel may be used for a miniature golf facility for outdoor recreation and food services.

We are opposed to this change of zoning and the proposed use of this property. This development is not in keeping with the nature of the area and would be the first step towards turning this end of Johns Island into another Myrtle Beach. NO!

We do not support this amendment because use of the property for an outdoor miniature golf venue with food services is significantly different from the use of other properties in this area. Our view is that the proposed use would create a significantly higher volume of traffic at times of day much different from current volumes. The duration of time that each vehicle will remain on premises will increase as well. Ancillary uses involving food services will also change the character of this part of Johns Island.

In addition we are concerned that:

- the road infrastructure is inadequate to support the

resulting increase in traffic;

- the character of the area, which currently has only limited commercial operations, will be altered increasing vehicular traffic, people, noise and lights well into evening hours as well as increasing litter and discarded refuse in the area;
- the proposed use is not consistent with the character of the neighborhood;
- modifying the use of this parcel will lead to a snowball effect increase of commercialization along Betsy Kerrison Parkway.

Finally, at the time the applicant purchased this property, they were well aware of current zoning allowances.

Thank you for considering our point of view.

Stephen H. Montagu-Pollock

Barbara B. Montagu-Pollock

From: [Rosalind Walman](#)
To: [CCPC](#)
Subject: Miniature Golf Course on Betsy Kerrison.
Date: Thursday, September 10, 2020 12:45:14 PM

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To Whom It May Concern,

Betsy Kerrison Pkwy is a rural tree lined two lane highway. Anyone who has driven it would understand that to commercialize this area would destroy the natural backroad feel of the area. It is my concern that once the miniature golf course is allowed to go forward, it will open the door to further commercial development. This shaded back road is not designed to handle the traffic. All one needs to do is to look at the out of control commercialization on Maybank to see first hand what unchecked development can do to traffic and flooding issues. Kiawah and Seabrook have worked continually to maintain its serene natural environment. It is what brought us here.

Please do not allow rezoning.

Sincerely,

Rosalind Walman
4377 Sea Forest
Kiawah Island, SC

From: [WALTER SCHLAUCH](#)
To: [CCPC](#)
Subject: OPPOSE THE PUTT PUTT
Date: Thursday, September 10, 2020 12:36:29 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

As residents of Kiawah Island, we oppose any zoning change that would allow a miniature golf facility to be constructed so close to Kiawah and Seabrook. It would bring many traffic, noise, and bright lighting issues to our quiet area.

W Schlauch

From: [Lessie Hammonds](#)
To: [CCPC](#)
Subject: Johns Island/Kiawah
Date: Thursday, September 10, 2020 12:31:53 PM

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We are homeowners and oppose the proposal of a putt putt course. The roads are already overcrowded into JI and Kiawah.

Thank you, Lessie Hammonds
228 King's Island
Kiawah, 29455

[Sent from Yahoo Mail for iPhone](#)

From: [Edwards, Polly](#)
To: [CCPC](#)
Subject: Johns Island Mini Golf proposal - in favor!
Date: Thursday, September 10, 2020 12:29:59 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Hello,

We live part time on Seabrook Island and we are in favor of the proposed mini golf on Beaty Kerrington Pkwy. We think it would be a welcomed addition to the island, as long as it's tastefully done and well managed. We love the amenities that Seabrook has to offer, however it would be nice to have a few more things for kids and teens to do. We hope Todd can make this dream happen! Thank you.

Sent from my iPhone
Polly Edwards, Realtor
Coldwell Banker Realty
704-775-0002
Polly.Edwards@cbscarolinas.com

Wire Fraud is Real. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions. Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

From: [David Gish](#)
To: [CCPC](#)
Subject: Miniature golf opposition
Date: Thursday, September 10, 2020 12:29:56 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I oppose the development of a miniature golf course on Kerrison Parkey as I believe it is not in keeping with the spirit of the area or specifically the zoning site. I do not feel that the charity aspect would be significant and it would come at a large cost to the overall feel of the area.

David Gish
1031 Warbler
Kiawah Island

Sent from my iPhone

From: [Tim Windom](#)
To: [CCPC](#)
Subject: VOTE NO to Mini Golf on Johns Island at Betsy Kerrigan
Date: Thursday, September 10, 2020 12:19:46 PM

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As a Johns Island resident I am opposed to having a mini golf course constructed anywhere on the island. The extra traffic from tourists is already too much.

Regards,

Tim Windom

From: [Robert Munczinski](#)
To: [CCPC](#)
Subject: Oppose a miniature golf facility adjacent to the TOKI Building
Date: Thursday, September 10, 2020 12:10:07 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

We are writing in opposition to permitting a miniature golf facility to be built on property within close proximity to the Kiawah Island Town Hall. Such a facility would create additional traffic, would negatively impact the environment (with litter) and would create noise and light pollution. Please vote against this proposal.

Thank you.

Nancy & Robert Munczinski
10 Bufflehead Drive
Kiawah Island

Sent from my iPhone

From: [Patrick Sheppard](#)
To: [CCPC](#)
Subject: Rezoning for Miniature golf course - Kerrison Pkwy
Date: Thursday, September 10, 2020 12:05:25 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Planning Committee members:

We would like to express our opposition to the rezoning on Kerrison Pkwy for a miniature golf course.

We believe this type of establishment is not appropriate for this location for the following reasons.

- * Wildlife surrounding the area; in particular lights, traffic and noise (a study should be required as it relates to wildlife impact, at the very least)
- * Traffic is already at its peak in this area. Crossing over multiple lanes as well as children being one of the main customers is just not feasible
- * Storms / hurricanes, at the present time it is almost impossible to get off the islands should a storm hit. We are already moving folks 3, 4, 5 days before a storm so we can get the county / towns ready. Having a business to push more folks to the coast is not safe and or well placed
- * Character - the islands bring significant business to Charleston county. We should want to make sure folks continue to come back. This establishment would harm, not help, in keeping the feel, touch and character of the sea islands. In particular this spot.
- * The application states "charitable" causes. Should this be the case, what legal requirements does / will this business provide to make sure this is significant enough to offset any lose of business in the area?
- * Many of these business types go out of business in a couple of years (mostly the "newness" get old). Will / could there be a requirement (if ever approved, should not be) that the owners must legally take care of property and or put it back to it original look and feel?
- * There are many old lots that go back centuries in the area. Some with historical importance and require careful upkeep and understanding. Will this property be monitored during construction (if approved) for such pieces and or what history will be reviewed prior to any approval?

We have been coming to the islands for over 30 years, owned for 5 years, and treasure our experiences and enjoy what the islands and Charleston have to offer. In our minds, this proposed establishment fails to provide the benefits (all the above) that would be needed to get approved.

Please do not approve this rezoning.

Thank you for considering,
Patrick Sheppard
Denise Sheppard
143 Hooded Merganser
Kiawah Island

From: [Julie](#)
To: [CCPC](#)
Cc: jtaylor@kiawahisland.org
Subject: RE: Zoning Map Amendment Request - 4455 Betsy Kerrison Parkway, Johns Island, SC Request to Amend from R-4 to Planned Unit Development (PUD) designation
Date: Thursday, September 10, 2020 12:00:53 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I am writing to oppose the above-referenced zoning amendment for property at [4455 Betsy Kerrison Parkway, Johns Island](#), from an R-4 to a PUD designation. The zoning amendment is submitted by Sea Island Gold LLC so that the parcel may be used for a miniature golf facility for outdoor recreation and food services.

I do not support this amendment because use of the property for an outdoor miniature golf venue with food services is significantly different from the use of other properties in this area. My view is that the proposed use would create a significantly higher volume of traffic at times of day much different from current volumes. The duration of time that each vehicle will remain on premises will increase as well. Ancillary uses involving food services will also change the character of this part of Johns Island.

In addition I'm concerned that:

- the road infrastructure is inadequate to support the resulting increase in traffic;
- visibility in that area is already poor for cars entering/exiting the roundabout
- the character of the area, which currently has only limited commercial operations, will be altered increasing vehicular traffic, people, noise and lights well into evening hours as well as increasing litter and discarded refuse in the area;
- the proposed use is not consistent with the character of the neighborhood;
- modifying the use of this parcel will lead to a snowball effect increase of commercialization along Betsy Kerrison Parkway.

The applicants are seeking to obtain community support by "promising" that various local charities will financially benefit from the operation of said facilities. However, at the end of the day, the applicants will not be legally bound by such a "promise" and will do what they need to do to make an attractive financial return. This will be to the detriment of the wider community and the local rural area for the reasons stated above.

Finally, at the time the applicants purchased this property, they were well aware of current zoning allowances and should not be permitted to obtain a post-purchase variance.

Thank you for considering my point of view.

Julie McCulloch
3075 Marsh Gate Drive
Seabrook Island

Sent from Julie's iPad

From: [Nerhood, Robert C](#)
To: [CCPC](#)
Subject: Zoning change
Date: Thursday, September 10, 2020 12:00:17 PM

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To: Charleston County Planning Commission

From: Deborah and Robert Nerhood

RE: Zoning Map Amendment Request - [4455 Betsy Kerrison Parkway, Johns Island, SC](#)

Request to Amend from R-4 to Planned Unit Development (PUD) designation

We are writing to oppose the above-referenced zoning amendment for property at [4455 Betsy Kerrison Parkway, Johns Island](#), from an R-4 to a PUD designation. The zoning amendment is submitted by Sea Island Gold LLC so that the parcel may be used for a miniature golf facility for outdoor recreation and food services.

We do not support this amendment because use of the property for an outdoor miniature golf venue with food services is significantly different from the use of other properties in this area. Our view is that the proposed use would create a significantly higher volume of traffic at times of day much different from current volumes. The duration of time that each vehicle will remain on premises will increase as well. Ancillary uses involving food services will also change the character of this part of Johns Island.

In addition we are concerned that:

- the road infrastructure is inadequate to support the resulting increase in traffic;
- the character of the area, which currently has only limited commercial operations, will be altered increasing vehicular traffic, people, noise and lights well into evening hours as well as increasing litter and discarded refuse in the area;
- the proposed use is not consistent with the character of the neighborhood;
- modifying the use of this parcel will lead to a snowball effect increase

of commercialization along Betsy Kerrison Parkway.

Finally, at the time the applicant purchased this property, they were well aware of current zoning allowances.

Thank you for considering our point of view.

Sent from my iPhone

From: [Lisa Milo](#)
To: [CCPC](#)
Subject: Rezoning for Miniature Golf near Kiawah
Date: Thursday, September 10, 2020 11:57:55 AM

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We are writing to express our strong opposition to the rezoning that is being requested for a plot of land near the Town of Kiawah municipal building, the intention being to build a miniature golf course. We have been coming to Kiawah Island for more than 25 years and have been full time residents for more than 3 years. We love the very quiet nature of the island, with very limited commercial development, unspoiled nature, and quiet beaches and bike paths. With the continued development of the island, the Freshfields amenities (groceries, shopping, etc.) are already too crowded and strained. Bohicket Rd. is frightening at night and the amount of traffic using that tiny 2 lane road is already too much. That's a whole other issue we feel strongly about!

To add a miniature golf course is not in keeping with the Kiawah/Seabrook Island culture. While some vacationers may use it, I am sure many of the users will be the James Island and Johns Island communities which will be further traffic and congestion on our small entry road as well as our community amenities at Freshfields. When describing Kiawah to friends who may be considering vacationing here we quite often state "if you're looking for mini golf like Hilton Head Island, and lots of commercial strip malls or outlet stores, Kiawah is not for you!"

Please do not approve this rezoning and allow us to keep Kiawah free of all mini golf as it has been for so many years.

Lisa & Jorge Milo
70 Lemoyne Lane

From: [Sherry](#)
To: [CCPC](#)
Subject: Opposition to the miniature golf
Date: Thursday, September 10, 2020 11:55:18 AM

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I am totally opposed to opening a miniature golf location next to Kiawah on Kerrison Parkway. It is not a charity organization as it is open 12 months with no charity given during certain months and no expectation as to what percent of sales and to who the charity it. Don't be fooled by the excuse of charity. No miniature golf in front of seabrook and kiawah. We are not a Disneyland.

Sherry Hines
Kiawah resident.

Sent from my iPhone

From: [Linda Fein](#)
To: [CCPC](#)
Subject: Mini golf on Betsy Kerrison
Date: Thursday, September 10, 2020 11:54:43 AM

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Dear Sir and Madame,

As a long term resident of Kiawah Island - 26 years - I am writing to voice my opposition to the rezoning of a parcel of land on Betsy Kerrison Parkway to allow the construction of a miniature golf course. It would absolutely change the rural and natural character of the approach to both Kiawah and Seabrook Islands. It would bring unwanted traffic, noise and ambient light pollution to the area. Bohicket Road is already the deadliest road in the state. Do we need more cars loaded with mini golfers on it? No! Kiawah and Seabrook have long survived as tourist destinations without "attractions" such as mini golf. I believe tourists who could not survive a family vacation without mini golf have long gravitated toward Hilton Head, IOP and Pauleys Island. There they can have all the mini golf, fast food and arcade games they desire. Mini golf is not in keeping with the Kiawah and Seabrook vacation experience. Please do not allow the very character of our sea islands to be eroded.

Thank you for your attention, Linda Fein
keithan7@comcast.net
410 404 8685

One Silver Moss Circle
Kiawah Island SC 29455

From: [Warren McCulloch](#)
To: [CCPC](#)
Cc: jtaylor@kiawahisland.org
Subject: Zoning Map Amendment Request - 4455 Betsy Kerrison Parkway, Johns Island, SC Request to Amend from R-4 to Planned Unit Development (PUD) designation
Date: Thursday, September 10, 2020 11:51:34 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I am writing to oppose the above-referenced zoning amendment for property at 4455 Betsy Kerrison Parkway, Johns Island, from an R-4 to a PUD designation. The zoning amendment is submitted by Sea Island Gold LLC so that the parcel may be used for a miniature golf facility for outdoor recreation and food services.

I do not support this amendment because use of the property for an outdoor miniature golf venue with food services is significantly different from the use of other properties in this area. My view is that the proposed use would create a significantly higher volume of traffic at times of day much different from current volumes. The duration of time that each vehicle will remain on premises will increase as well. Ancillary uses involving food services will also change the character of this part of Johns Island.

In addition I am concerned that:

- the road infrastructure is inadequate to support the resulting increase in traffic;
- the character of the area, which currently has only limited commercial operations, will be altered increasing vehicular traffic, people, noise and lights well into evening hours as well as increasing litter and discarded refuse in the area;
- the proposed use is not consistent with the character of the neighborhood;
- modifying the use of this parcel will lead to a snowball effect increase of commercialization along Betsy Kerrison Parkway.

Finally, at the time the applicant purchased this property, they were well aware of current zoning allowances.

Thank you for considering my point of view.

Warren McCulloch

3075 Marsh Gate Dr
Johns Island, SC 29455

From: [Rhumphries](#)
To: [CCPC](#)
Subject: Mini golf proposal
Date: Thursday, September 10, 2020 11:51:22 AM

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We support the proposal and think it will add to the Seabrook and Kiawah experience . The plan is well thought out and the preservation of the school house is excellent .

Robyn and Scott Humphries
2957 Deer Point Dr
Seabrook Island

Sent from my iPhone

From: [Thomson, Glenn](#)
To: [CCPC](#)
Subject: Miniature Golf Course Rezoning Request
Date: Thursday, September 10, 2020 11:43:44 AM

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I am writing in opposition to the rezoning request that would permit the construction of a miniature golf course on property previously occupied Rosebank Farms on Kerrison Parkway. The Kiawah/Seabrook communities have taken great efforts to create a consistency in the usage of property on or near their communities for the purpose of supporting the aesthetic standards of such communities and ultimately the value of the community properties. We do not want these communities to be viewed as the next Myrtle Beach. I believe that permitting such a rezoning would adversely affect the value of these communities and the properties owned by their residents, including myself.

Glenn Thomson
112 Blue Heron Pond Road
Kiawah Island, S.C. 29455

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From: [Astrid Williams](#)
To: [CCPC](#)
Subject: Mini Golf
Date: Thursday, September 10, 2020 11:37:33 AM

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I am begging you to turn down the application for miniature golf just outside of Kiawah and Seabrook Island. One of the reasons we chose to buy in this area was because it was not filled with tacky amusements. Let's keep our beautiful natural environment just that! Astrid Williams , 4947 Green Dolphin Way, Kiawah Island

Sent from my iPhone

From: [Leslie R Haines](#)
To: [CCPC](#)
Subject: In Favor of Sea Island Golf
Date: Thursday, September 10, 2020 11:35:58 AM

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My name is Leslie R Haines, I'd like to voice my support of the Sea Island Golf and the vision of helping and giving back to the community! Address: 3251 Privateer Creek Rd, Johns Island, SC 29455
Sincerely, Leslie R Haines

From: [Rick Popillo](#)
To: [CCPC](#)
Subject: Rezoning on Betsy Kerrison
Date: Thursday, September 10, 2020 11:33:49 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

To Whom It May Concern...

We are opposed to the proposed rezoning of the property located just outside the rotary to Kiawah and Seabrook Islands for use as a miniature golf course for the following reasons...

1. Concern for traffic - There is already an issue at various times of the day with traffic coming on and off the islands which includes a significant number of contractors, guests (esp. during peak season) and property owners. In addition, this would draw people from local areas as well (i.e. Johns Island, James Island, etc.) adding to an already frustrating and potentially dangerous problem.
2. Flooding - Areas along this stretch of Betsy Kerrison flood from heavy rains and we know from experience on Kiawah Island that further development reducing the % pervious ground is a big contributor to flooding.
3. Aesthetics - What sets Kiawah and Seabrook apart from most other destinations in SC is the natural beauty and non-commercial nature of the islands. Encouraging/allowing this type of commercial project right outside the entrance is counter to maintaining this 'brand'.

As more of these types of requests come thru for property along Betsy Kerrison, we would hope the planning commission would take into account the flow from the intersection with River Road down to the islands. An overall sound approach to what is allowed should be developed that controls and ever increasing level of traffic, complements the natural beauty and supports flood mitigation. As an example, consider the parcel of land at the intersection of BK and River Road (across from Ace Hardware) which could be used for needed amenities such as a grocery store to minimize the current strain on Freshfields amenities.

Thank you for your consideration in this matter.

Rick and Bette Popillo
462 Vetch Ct
Kiawah Island, SC 29455

From: colin.harley
To: Ellen.Fetridge
Cc: [CCPC](#); [Marlisa Bannister](#); [Tim Barnes](#); [Tim Cornwell](#); [iKiawah listserv](#)
Subject: Re: [iKiawah] Oppose 36 holes of miniature golf. It's NOT a charity!
Date: Thursday, September 10, 2020 11:33:05 AM

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I also oppose. I think that Marisa or anyone else who has a direct interest in Sea Island Golf should be more specific about what the relationship is when you post comments. If you own part of the business or have a relationship with someone who does, you should consider recusing yourself and not making comments. The fellow named Todd mentioned in Marisa's post called me, but I do not want to talk with him until I understand what the relationship is.

I suppose a beautifully landscaped, professionally operated putt-putt is theoretically possible, but I have never seen one. And the person who constructs something unique like that could sell it to someone else at any time. And by the way I don't have any objection to building apartments there. I hope the builder has good taste.

On Thu, Sep 10, 2020 at 11:17 AM Ellen Fetridge <ellenfet7@gmail.com> wrote:

Amen Tim!
Ellen Fetridge
24 Airy Hall

Sent from my iPhone

On Sep 10, 2020, at 11:07 AM, Tim Cornwell <tcornwell@att.net> wrote:

I am vehemently against any zoning that will allow a miniature golf course to be built on any KICA property. I am also self-assured that after reading the many complaints voiced on this site that the vast majority of property owners on Kiawah and Seabrook concur. Our islands are very special places with a very special atmosphere, an atmosphere that attracts not only property investment, but a number of tourists that help support our islands. With our vast private beaches, bike paths, exclusive golf courses, our wildlife, our scenic views of the marshes that truly makes it special, our islands have a lot to offer for any vacation visitor as well as our permanent residents to enjoy a relaxing vacation or a relaxing retirement. As a Kiawah Island property owner and full time resident, I believe that while some island visitors may utilize this addition, the vast amount of patrons will be residents of John's Island and James Island that contribute nothing to Kiawah or Seabrook while cheapening the atmosphere portraying us as a cheap amusement park, similar to Myrtle Beach, as noted below. If this kind of addition is made, what comes next, Ferris wheels, cheap roller coasters, and carnival barkers hawking their wares?

My vote is to deny this permit.

Tim Cornwell

[146 Hooded Merganser Court](#)

[Kiawah Island, SC 29455](#)

From: ikiawah@googlegroups.com <ikiawah@googlegroups.com> **On Behalf Of** Tim Barnes
Sent: Wednesday, September 9, 2020 7:03 PM
To: iKiawah listserv <ikiawah@googlegroups.com>
Subject: [iKiawah] Oppose 36 holes of miniature golf. It's NOT a charity!

We are hearing of some meager support for this rezoning request for 36 holes of miniature golf on Kerrison Pkwy 12 months a year which is being foisted upon us and the planning commission as some sort of charitable enterprise. If you oppose this please send your email opposition in tomorrow. The charitable piece in my view is a joke. The applicant claims he is not doing this solely to make money but also is proposing this commercial venture to support charity. When you read the fine print the applicant says he will send in part of his profits during only the months of November - February to nonprofits. November to February??? The applicant wants this up and running 12 months a year. Do you really want that? Do you want the noise, traffic, pollution, litter, lighting and other issues 12 months a year? Or any months a year? Is our home entrance road to become another Myrtle Beach? If you don't want this, I implore you to express your opposition tomorrow without fail. Send your thoughts via email to CCPC@CharlestonCounty.org.

Tim Barnes 538 bufflehead

--

Choose REPLY to send a private response to the sender of this email. Choose REPLY ALL to send a message to the entire iKiawah membership.

To post to iKiawah, send email to ikiawah@googlegroups.com
Contact the list administrators directly at insidekiawah@gmail.com

To learn about iKiawah or join, please visit <http://www.insidekiawah.com>

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To view this discussion on the web visit

<https://groups.google.com/d/msgid/ikiawah/CAPi%2BUUEzgE8gY1niq-fKXHBEDqU1sUsRaRK7tQwT7T-f%2Bk%3DLTg%40mail.gmail.com>.

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Contact the list administrators directly at insidekiawah@gmail.com

To learn about iKiawah or join, please visit <http://www.insidekiawah.com>

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Choose REPLY to send a private response to the sender of this email. Choose REPLY ALL to send a message to the entire iKiawah membership.

To post to iKiawah, send email to ikiawah@googlegroups.com

Contact the list administrators directly at insidekiawah@gmail.com

To learn about iKiawah or join, please visit <http://www.insidekiawah.com>

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To view this discussion on the web visit <https://groups.google.com/d/msgid/ikiawah/D3D55CFC-7B3A-4413-A69A-2FFB08AD457A%40gmail.com>.

--

Colin E. Harley
Cell: 203-856-9176
Home: 843-243-0456
172 Marsh Island Drive
Kiawah Island, SC 29455

From: [Russell Kelley](#)
To: [CCPC](#)
Subject: Proposed mini golf enterprise on Betsy Kerrison Pkwy
Date: Thursday, September 10, 2020 11:32:42 AM

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As now permanent residents of Kiawah Island, my wife and I would like to express our vehement opposition to this proposed project. This type of project would be much more appropriately placed in a commercial location on Savannah Highway where traffic flow patterns can better handle the patrons and where there exists a population density to support such a business.

This type of business is not in keeping with the barrier island beauty of Seabrook and Kiawah and should not be allowed to proceed.

Finally, the suggestion that there is a charitable motive for this enterprise is hard to believe if profits given to charity are only available during winter months, predictably a far less busy time of year.

In summary, please vote against this proposed project.

Thanks for your consideration,

Russell and Patricia Kelley
347 Governors Drive
Kiawah Island, SC 29455

Sent from my iPhone

From: [Stephen Haines](#)
To: [CCPC](#)
Subject: In Favor of Sea Island Golf
Date: Thursday, September 10, 2020 11:25:55 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I'd like to voice my support of the Sea Island Golf and the vision of helping and giving back to the community!

Address: 3251 Privateer Creek Rd., Seabrook Island SC 29455.

Sincerely,

Stephen P. Haines

From: [Linda DeWitt](#)
To: [CCPC](#)
Subject: Proposed Miniature Golf Course
Date: Thursday, September 10, 2020 11:22:44 AM

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Good Morning. As a home owner and Charleston County taxpayer, I am writing this morning to voice my opposition to the proposed miniature golf course on Betsy Kerrison Parkway. The lovely rustic charm of Main Road/Betsy Kerrison Parkway has already been significantly impacted by excessive and dangerous traffic and overdevelopment on John's Island. Another huge residential development is already underway on Betsy Kerrison that will negatively impact anyone who routinely travels this route. Until a viable and funded plan to address this over congestion is in place, I strongly oppose any development that will further overburden this route. Additionally, a development of this sort will be out of character for the neighborhood and chiefly used as a tourist attraction for visitors who do not have a long term stake in Johns Island's history and future.

Thank you.
Linda and Henry DeWitt
153 Augusta National Court
Kiawah Island

Sent from my iPhone

From: [Janet Schutz](#)
To: [CCPC](#)
Subject: Mini Golf near Seabrook/Kiawah round about.
Date: Thursday, September 10, 2020 11:18:56 AM

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Please do all you can to prevent the further commercialization of Betsy Kerrison Rd.
The mini golf course would add to the already crowded road, pollution and destruction of nature.

Please, please please do not allow this to be built.

Janet Schutz
Johns Island

Sent from my iPad

From: [Ellen Fetridge](#)
To: [Tim Cornwell](#)
Cc: [Tim Barnes](#); [Kiawah listserv](#); [CCPC](#)
Subject: Re: [iKiawah] Oppose 36 holes of miniature golf. It's NOT a charity!
Date: Thursday, September 10, 2020 11:17:01 AM

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Amen Tim!
Ellen Fetridge
24 Airy Hall

Sent from my iPhone

On Sep 10, 2020, at 11:07 AM, Tim Cornwell <tlcornwell@att.net> wrote:

I am vehemently against any zoning that will allow a miniature golf course to be built on any KICA property. I am also self-assured that after reading the many complaints voiced on this site that the vast majority of property owners on Kiawah and Seabrook concur. Our islands are very special places with a very special atmosphere, an atmosphere that attracts not only property investment, but a number of tourists that help support our islands. With our vast private beaches, bike paths, exclusive golf courses, our wildlife, our scenic views of the marshes that truly makes it special, our islands have a lot to offer for any vacation visitor as well as our permanent residents to enjoy a relaxing vacation or a relaxing retirement. As a Kiawah Island property owner and full time resident, I believe that while some island visitors may utilize this addition, the vast amount of patrons will be residents of John's Island and James Island that contribute nothing to Kiawah or Seabrook while cheapening the atmosphere portraying us as a cheap amusement park, similar to Myrtle Beach, as noted below. If this kind of addition is made, what comes next, Ferris wheels, cheap roller coasters, and carnival barkers hawking their wares?

My vote is to deny this permit.

Tim Cornwell
146 Hooded Merganser Court
Kiawah Island, SC 29455

From: ikiawah@googlegroups.com <ikiawah@googlegroups.com> **On Behalf Of** Tim Barnes
Sent: Wednesday, September 9, 2020 7:03 PM
To: iKiawah listserv <ikiawah@googlegroups.com>
Subject: [iKiawah] Oppose 36 holes of miniature golf. It's NOT a charity!

We are hearing of some meager support for this rezoning request for 36 holes of miniature golf on Kerrison Pkwy 12 months a year which is being foisted upon us and the planning commission as some sort of charitable enterprise. If you oppose this please send your email opposition in tomorrow. The charitable piece in my view is a joke. The applicant claims he is not doing this solely to make money but also is proposing this commercial venture to support charity. When you read the fine print the applicant says he will send in part of his profits during only the months of November - February to nonprofits. November to February??? The applicant wants this up and running 12 months a year. Do you really want that? Do you want the noise, traffic, pollution, litter, lighting and other issues 12

months a year? Or any months a year? Is our home entrance road to become another Myrtle Beach? If you don't want this, I implore you to express your opposition tomorrow without fail. Send your thoughts via email to CCPC@CharlestonCounty.org.

Tim Barnes 538 bufflehead

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Choose REPLY to send a private response to the sender of this email. Choose REPLY ALL to send a message to the entire iKiawah membership.

To post to iKiawah, send email to ikiawah@googlegroups.com
Contact the list administrators directly at insidekiawah@gmail.com

To learn about iKiawah or join, please visit <http://www.insidekiawah.com>

You received this message because you are subscribed to the Google Groups "iKiawah listserv" group. To unsubscribe from this group and stop receiving emails from it, send an email to ikiawah+unsubscribe@googlegroups.com.

To view this discussion on the web visit

<https://groups.google.com/d/msgid/ikiawah/CAPi%2BUUEzgE8gY1niq-fKXHBEDqU1sUsRaRK7tQwT7T-f%2Bk%3DLTg%40mail.gmail.com>.

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Choose REPLY to send a private response to the sender of this email. Choose REPLY ALL to send a message to the entire iKiawah membership.

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To view this discussion on the web visit

<https://groups.google.com/d/msgid/ikiawah/026501d68784%24163e1ad0%2442ba5070%24%40att.net>.

From: [Brooks S. Fullerton](#)
To: [CCPC](#)
Cc: [Brooks S. Fullerton](#)
Subject: Rezoning request for 36 hole miniature golf course.
Date: Thursday, September 10, 2020 11:14:07 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I have been living and working on Kiawah Island for over 35 years and have seen a great many changes to Kiawah and Johns Island. Some of it good and some not so. One of the main reasons people come to Kiawah, Seabrook and Johns Island is to enjoy their natural beauty and experience a pristine environment. With their continued development, more and more pressure is being put on the islands and the very reason we all came here. I have seen the negative effects of intense development on Hilton Head Island and we are all very aware of the choices the Myrtle Beach area has made. If we are to maintain the natural beauty of these islands I strongly request you do not approve of this zoning change.

Thank you,

Brooks S. Fullerton
575 Whimbrel Road
Kiawah Island

From: [Kit Rutherford](#)
To: [CCPC](#)
Subject: Putt Putt at entrance to Kiawah
Date: Thursday, September 10, 2020 11:07:40 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I appreciate the opportunity to reach out to you in opposition of the proposed putt-putt construction at the entrance to Kiawah. The beauty and preservation of a more idyllic, less commercial way of life that my family, like many Kiawah residents, have ascribed to does not lend itself to the inclusion of a commercial entertainment venue like putt-putt. I would urge you to not allow the planning of such a space to continue. I think that if more commercial entertainment options are wanted, needed or proposed, that they could be best utilized in an area that already lends itself to higher traffic count and more inclusive areas, such as more populated areas of Johns Island where we have seen increased commercial growth.

The Freshfields area and the Kiawah area are not the right places for putt-putt.

Thank you for your consideration,

Kit Rutherford

Sent from my iPad

From: [Tim Cornwell](#)
To: "[Tim Barnes](#)"; "[iKiawah listserv](#)"
Cc: [CCPC](#)
Subject: RE: [iKiawah] Oppose 36 holes of miniature golf. It's NOT a charity!
Date: Thursday, September 10, 2020 11:07:29 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I am vehemently against any zoning that will allow a miniature golf course to be built on any KICA property. I am also self-assured that after reading the many complaints voiced on this site that the vast majority of property owners on Kiawah and Seabrook concur. Our islands are very special places with a very special atmosphere, an atmosphere that attracts not only property investment, but a number of tourists that help support our islands. With our vast private beaches, bike paths, exclusive golf courses, our wildlife, our scenic views of the marshes that truly makes it special, our islands have a lot to offer for any vacation visitor as well as our permanent residents to enjoy a relaxing vacation or a relaxing retirement. As a Kiawah Island property owner and full time resident, I believe that while some island visitors may utilize this addition, the vast amount of patrons will be residents of John's Island and James Island that contribute nothing to Kiawah or Seabrook while cheapening the atmosphere portraying us as a cheap amusement park, similar to Myrtle Beach, as noted below. If this kind of addition is made, what comes next, Ferris wheels, cheap roller coasters, and carnival barkers hawking their wares?

My vote is to deny this permit.

Tim Cornwell
146 Hooded Merganser Court
Kiawah Island, SC 29455

From: ikiawah@googlegroups.com <ikiawah@googlegroups.com> **On Behalf Of** Tim Barnes
Sent: Wednesday, September 9, 2020 7:03 PM
To: iKiawah listserv <ikiawah@googlegroups.com>
Subject: [iKiawah] Oppose 36 holes of miniature golf. It's NOT a charity!

We are hearing of some meager support for this rezoning request for 36 holes of miniature golf on Kerrison Pkwy 12 months a year which is being foisted upon us and the planning commission as some sort of charitable enterprise. If you oppose this please send your email opposition in tomorrow. The charitable piece in my view is a joke. The applicant claims he is not doing this solely to make money but also is proposing this commercial venture to support charity. When you read the fine print the applicant says he will send in part of his profits during only the months of November - February to nonprofits. November to February??? The applicant wants this up and running 12 months a year. Do you really want that? Do you want the noise, traffic, pollution, litter, lighting and other issues 12 months a year? Or any months a year? Is our home entrance road to become another Myrtle Beach? If you don't want this, I implore you to express your opposition tomorrow without fail. Send your thoughts via email to CCPC@CharlestonCounty.org.

Tim Barnes 538 bufflehead

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To view this discussion on the web visit

<https://groups.google.com/d/msgid/ikiawah/CAPi%2BUUEzgE8gY1niq-fKXHBEDqU1sUsRaRK7tQwT7T-f%2Bk%3DLTg%40mail.gmail.com>.

From: [Brian Hoke](#)
To: [CCPC](#)
Subject: In support of mini-golf
Date: Thursday, September 10, 2020 11:05:07 AM

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Hello, my name is Brian Hoke & can be reached at this email bhoke77@gmail.com I'm writing to let you know that I am in favor & support the motion to establish the proposed mini-golf course on Betsy Kerrison to provide affordable family friendly entertainment on John's Island. I am also a participant & supporter of Barrier Islands Little League who believes that opportunities and programs like these that promote family ties build strong healthy and safer communities. Thank you for your time and consideration,

Brian Hoke
Sent from my iPhone

From: [Janet Gorski](#)
To: [CCPC](#)
Cc: jtaylor@kiawahisland.org
Subject: Zoning Amendment application - 4455 Betsy Kerrison Parkway
Date: Thursday, September 10, 2020 10:54:51 AM

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To: Charleston County Planning Commission

From: Janet and Raymond Gorski, 3212 Seabrook Island Road, Johns Island, SC

RE: Zoning Map Amendment Request - 4455 Betsy Kerrison Parkway, Johns Island, SC
Request to Amend from R-4 to Planned Unit Development (PUD) designation

We are writing to oppose the above-referenced zoning amendment for property at 4455 Betsy Kerrison Parkway, Johns Island, from an R-4 to a PUD designation. The zoning amendment is submitted by Sea Island Gold LLC so that the parcel may be used for a miniature golf facility for outdoor recreation and food services.

We do not support this amendment because use of the property for an outdoor miniature golf venue with food services is significantly different from the use of other properties in this area. Our view is that the proposed use would create a significantly higher volume of traffic at times of day much different from current volumes. The duration of time that each vehicle will remain on premises will increase as well. Ancillary uses involving food services will also change the character of this part of Johns Island.

In addition we are concerned that:

- the road infrastructure is inadequate to support the resulting increase in traffic;
- the character of the area, which currently has only limited commercial operations, will be altered increasing vehicular traffic, people, noise and lights well into evening hours as well as increasing litter and discarded refuse in the area;
- the proposed use is not consistent with the character of the neighborhood;
- modifying the use of this parcel will lead to a snowball effect increase of commercialization along Betsy Kerrison Parkway.

Finally, at the time the applicant purchased this property, they were well aware of current zoning allowances.

Thank you for considering our point of view.

Janet and Raymond Gorski, 3212 Seabrook Island Road, Johns Island, SC 29455

From: [Boissonnault, Jill](#)
To: [CCPC](#)
Subject: In Favor of Sea Island Golf
Date: Thursday, September 10, 2020 10:47:43 AM

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My name is Jill Boissonnault and I own a home on Seabrook Island

I'd like to voice my support of the Sea Island Golf and the vision of helping and giving back to the community!

Seabrook Address: 1025 Crooked Oaks Ln, Seabrook Island, SC

Sincerely,

Jill S. Boissonnault
jillbillboiss@gmail.com

From: ctella1216@aol.com
To: [CCPC](#)
Subject: Kiawah Development
Date: Thursday, September 10, 2020 10:46:50 AM

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Dear Sirs,

I am writing to support the development of a Putt Putt course and amusement center on Betsy Kerrison Parkway. The entire area is in desperate need of an upgrade, and I am fully supportive of this needed addition.

- The development is not visible at all from the road.
- The development will be a much-needed upgrade from the current eyesores that exist today.
- The revenue that a thriving business will generate for the county should be welcomed. Just think of the increase in tax revenue.
- If Kiawah and Seabrook residents do not want to go there, they certainly do not have to, but the rest of us will enjoy additional activities - especially those that are family-friendly.

I encourage you to let this development move forward.

Best regards,

Christina Mulvihill
1367 Dunlin Court
Kiawah Island, SC 29455

From: [ljskro](#)
To: [CCPC](#)
Subject: Sea Island Gold LLC proposal to rezone property from its current zoning of R-4
Date: Thursday, September 10, 2020 10:37:19 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

We are opposed to the proposed zoning change.
Progress is one thing, but a miniature golf does not belong at that location. You are turning this paradise into Myrtle Beach. You might as well put a Walmart on Kiawah Island.

Lawrence & Donna Kiroff
Permanent Seabrook Island residents.

From: [LELAND G JR CLOSE](#)
To: [CCPC](#)
Cc: jtaylor@kiawahisland.org
Subject: Proposed rezoning, Betsy Kerrison Parkway
Date: Thursday, September 10, 2020 1:43:46 PM

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To the Charleston County Planning Commission:

As the owners of 72 Peppervine, Kiawah Island for 19 years, we strongly oppose the proposed rezoning of 4455 Betsy Kerrison Parkway from R-4 to Planned Unit Development for the installation of a miniature golf course. Although continued residential development of Kiawah and Seabrook Islands is inevitable, and with that comes certain needed amenities such as Freshfields Village, management of infrastructure and traffic flow are critical components of every request such as this. As you know, most of Betsy Kerrison Parkway and Bohicket Road continues to be residential in nature, along with churches and a few restaurants, many of which have a historical place in the community.

The one thing residents of the islands and roadway approaches do not wish to see is "strip development" including fast food, national retail, and miniature golf or similar recreational installations. Aside from the negative aesthetic of such development, I assume you have traffic flow information which shows that such development will inevitably cause congestion for traffic leaving the islands (around a long blind curve) as well as traffic approaching the islands.

Further, regarding increased traffic to the barrier islands, Charleston County Council has continually failed to provide badly needed infrastructure improvements for access. The proposed (and supposedly approved) parkway across John's Island has been a much needed access route for many years and the need continues to increase. With rapidly increasing residential development all over John's Island, the possibility of acquiring a proper route becomes much less likely. Without access, rezoning requests such as the one for 4455 Betsy Kerrison must be declined.

We urge you to decline this rezoning proposal and maintain the R-4 designation.

Sincerely,

Gloria & Leland Close
72 Peppervine, Kiawah Island

From: lauren.hayes@ubs.com
To: [CCPC](#)
Subject: Sea Island Golf Charities
Date: Thursday, September 10, 2020 1:43:04 PM
Attachments: [image001.png](#)

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I, Lauren Hayes am for the Sea Island Golf project suggested for Betsy Kerrison Pkwy.

Thank you,

Lauren H. Hayes
Client Service Associate

UBS Financial Services, Inc.

Our new address:

941 Houston Northcutt Blvd.

Suite 100

Mt. Pleasant, SC 29464

843-856-6615 direct

855-453-9927 fax

800-726-1180 toll free



From: [Janet Pasquale](#)
To: [CCPC](#)
Subject: rezoning of 4455 Betsy Kerrison Pkwy
Date: Thursday, September 10, 2020 1:46:03 PM

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I am opposed to the zoning amendment for 4455 Betsy Kerrison Pkwy from R-4 to PUD designation.

Janet Pasquale
2781 Old Forest Drive
Seabrook Island, SC 29455

From: [Frank Hayn](#)
To: [CCPC](#)
Subject: PD, Outdoor Recreation and Food Sales
Date: Thursday, September 10, 2020 1:47:55 PM

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To whom it may concern,

My name is Frank Hayn , a resident at 189 Bull Thistle Ln, Kiawah Island , SC, 29455

This is in response to the Work Shop Notification com Concerning TMS 204-00-00-025, (4455 Betsy Kerrison Parkway).

I do not vote in favor of granting the variance for this project approval. The road system can not support the current traffic, especially with the continued development of Kiawah Island Estates.

Please , our road infrastructure is not adequate, vote NO.

Thank you .

Sent from my iPhone

From: [Sandra Reeves](#)
To: [CCPC](#)
Subject: Proposed miniature golf
Date: Thursday, September 10, 2020 1:49:28 PM

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Jimmy and Sandra Reeves wish to register our opposition to having a zoning change on Betsy Kerrison Blvd. We do not want a miniature golf course.

Jimmy Reeves
Sandra Reeves
464 Vetch Court

Sent from my iPad

From: jamleigh99@aol.com
To: [CCPC](#)
Subject: No to mini golf
Date: Thursday, September 10, 2020 1:49:44 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Please accept this note as a request to Not build a mini golf course at the 4455 Betsey Kerrington Pkwy.

Leigh Chuber
Vetch Court

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

From: [Cat Russo](#)
To: [CCPC](#)
Subject: Mini Golf Re-zoning Kiawah/Johns Island
Date: Thursday, September 10, 2020 1:49:45 PM

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Hi,

I'm writing to support the re-zoning of land to allow for the mini-golf course. This amenity has long been desired by many of the residents and visitors coming to the Charleston/Kiawah and Seabrook area but the two islands as 'golf resorts' have been reluctant to consider such an amenity in favor of having people only play regular, very expensive golf. Not everyone likes or plays, or can afford to play golf. This is not just about the full-time residents; it's also about attracting visitors. Mini-golf is a great family activity and for half the cost of one round of golf on either of the islands a family of five or six could enjoy a lovely excursion for mini-golf. It's also a year-round activity.

I urge the County to consider this option as an addition to the wonderful amenities already in this area and with the increased population on Johns Island, it's another activity to bring families out onto Johns Island, and toward the use of county parks on this side of town.

Sincerely

Cat Russo
2105 Loblolly Lane
Seabrook Island, SC

--

Cat Russo
571.332.9279

From: [Bernie kennedy](#)
To: [CCPC](#)
Subject: In Favor of Sea Island Golf
Date: Thursday, September 10, 2020 1:51:01 PM

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My name is __Bernie Kennedy_____

I'd like to voice my support of the Sea Island Golf and the vision of helping and giving back to the community!

Address:

Sincerely,
Sent from [Mail](#) for Windows 10

From: [Vince Schiavoni](#)
To: [CCPC](#)
Subject: Miniature Golf facility on Betsy Kerrison near Kiawah government center
Date: Thursday, September 10, 2020 1:54:16 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Commissioners,

I would like to strongly voice my opposition to this facility and any requests for rezoning or changes that would allow it to be built.

This area is zoned residential, if I'm correct, and the need for housing and medical facilities along this corridor far, far outweigh the minimal entertainment value of a miniature golf facility.

In addition, there is a pastural quality along this stretch of highway, that is much more in keeping with long-term planning than to begin the slippery slope of adding entertainment venues such as this to the area. (would batting cages, video arcades and go-kart tracks be far behind?)

Kiawah and Seabrook are not high volume tourist areas like Myrtle Beach. It is hard to understand how a business such as this could be profitable over 12 months, when clearly, the bulk of the tourists (and that's a stretch of the definition) are here only from early June to late August. For this facility to succeed, it will either have to close for a healthy amount of time each year to reduce operating costs or it will have to depend on John's Island and Charleston County permanent residents travelling the narrow 2 lane roads to get to/from the facility. This will put another burden on traffic safety for everyone, especially the residents of both barrier islands, Kiawah and Seabrook, and the folks between the facility and both Maybank Hwy and Rt. 17.

I hope the Commission will not allow any rezoning for this and strive for more vital housing and infrastructure for all residents of John's Island.

Sincerely,

Vince Schiavoni
3620 Loggerhead Ct.
Seabrook Island, SC 29455

Sent from [Mail](#) for Windows 10

From: [GEORGE R REINHART](#)
To: [CCPC](#)
Subject: Zoning Map Amendment Request - 4455 Betsy Kerrison Parkway
Date: Thursday, September 10, 2020 2:11:59 PM

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To: Charleston County Planning Commission
From: George Reinhart
Doris Reinhart
2410 Cat Tail Pond
Seabrook Island, SC 29455

RE: Zoning Map Amendment Request - 4455 Betsy Kerrison Parkway, Johns Island, SC Request to Amend from R-4 to Planned Unit Development (PUD) designation

We are writing to oppose the above-referenced zoning amendment for property at 4455 Betsy Kerrison Parkway, Johns Island, from an R-4 to a PUD designation. The zoning amendment is submitted by Sea Island Gold LLC so that the parcel may be used for a miniature golf facility for outdoor recreation and food services.

We do not support this amendment because use of the property for an outdoor miniature golf venue with food services is significantly different from the use of other properties in this area. Our view is that the proposed use would create a significantly higher volume of traffic at times of day much different from current volumes. The duration of time that each vehicle will remain on premises will increase as well. Ancillary uses involving food services will also change the character of this part of Johns Island.

In addition we are concerned that:

- the road infrastructure is inadequate to support the resulting increase in traffic;
- the character of the area, which currently has only limited commercial operations, will be altered increasing vehicular traffic, people, noise and lights well into evening hours as well as increasing litter and discarded refuse in the area;
- the proposed use is not consistent with the character of the neighborhood; and
- modifying the use of this parcel will lead to a snowball effect increase of commercialization along Betsy Kerrison Parkway.

Finally, at the time the applicant purchased this property, they were well aware of current zoning allowances.

Thank you for considering our point of view.

George Reinhart

Doris Reinhart

From: [colin harley](#)
To: [CCPC](#)
Cc: [colin harley](#); [Anita Harley](#)
Subject: Miniature Golf
Date: Thursday, September 10, 2020 2:16:49 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I believe you already have my name from comments on iKiawah. As a homeowner on Kiawah, I am opposed to the proposal to build a mini golf course on Betsy Kerrison Parkway. It is likely to be tacky and to bring additional traffic which we don't need or want. Projects of this nature remind us of other beach communities in which most of us would not want to live. Thus it will harm property values.

Colin E. Harley
Cell: 203-856-9176
Home: 843-243-0456
172 Marsh Island Drive
Kiawah Island, SC 29455

Charleston County Planning Commission
September 10, 2020

**In response to the Workshop Notification regarding
a Planned Development of a Sea Island Golf Course
Outdoor Recreation and Food Sales at TMS 201-00-
00-025 at 4455 Betsy Kerrison Parkway, Johns
Island, SC 29455**

To whom it may concern,

I am writing to voice my displeasure over this proposal to allow the establishment of a miniature golf course on the lower section of the Parkway as proposed. My understanding is that such a business is not allowable under current R4 zoning rules. My comments below reflect those of many in my immediate community.

In general, the area along this portion of the Parkway has been agricultural/residential aside from some very limited historical commercial properties. My concern is that applicant has had businesses of some questionable status

in the past and approving this zoning change will open the area for others to propose commercial development on nearby/ adjacent properties.

Development pressure continues on Johns Island, and needs to be dealt with comprehensively not piecemeal, as per this proposed development. In meantime there are defined commercial nodes, and no more need to be allowed or created. The site is wooded, quiet, and adjacent to TOKI Town Hall. It contributes to the buffer between agricultural/residential properties and has been historically under agricultural use, without sewer service. The area/local road is already prone to flooding and the development proposed will worsen the situation.

The Schoolhouse to be modified under the proposed zoning change is an historic building. There have been efforts to preserve it as a museum of local history and culture; this scheme proposes to turn it into an office and ice cream shop which will be a complete insult to its legacy, while destroying any historical aspects.

Importantly, there are already serious traffic issues in the immediate vicinity of the proposed business. There is exceedingly fast traffic due to driver (tourists/service vendors and residents) behavior leaving Kiawah/Seabrook circle. Entrance/exit to the proposed facility will require U-turns, crossing 2 lanes of traffic with potentially dangerous consequences. This has already been a problem involving a far less densely traveled cross-over to the Townhall next door. There has been no realistic proposal to mitigate the increased

traffic that this business will bring with its proposed large parking lot.

These are but a few of the criticisms as to why this proposed zoning change and proposed business should not be approved by the Charleston County Planning Commission.

Thank you for your consideration on this matter.

Sincerely yours,

Lawrence S Olanoff

Lawrence Olanoff
7 Greensward Rd
Kiawah Island, Sc 29455

—
—
—

From: [Pam Kaspers](#)
To: [CCPC](#)
Subject: miniature golf
Date: Thursday, September 10, 2020 2:32:53 PM

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To whom this may concern,

I would like to have the zoning denied for a miniature golf course near Kiawah.

Sincerely,
Pamela S. Kaspers
57 Eugenia Ave.
Kiawah Island, SC

From: [Joseph Collins](#)
To: [CCPC](#)
Cc: jtaylor@kiawahisland.org
Subject: Zoning Map Amendment Request - 4455 Betsy Kerrison Parkway, Johns Island
Date: Thursday, September 10, 2020 2:37:11 PM

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To: Charleston County Planning Commission

From: Joseph Collins and Janet Brandon
1007 Embassy Row Way
Seabrook Island, SC. 29455

RE: Zoning Map Amendment Request - [4455 Betsy Kerrison Parkway, Johns Island, SC](#)

Request to Amend from R-4 to Planned Unit Development (PUD) designation

We are writing to oppose the above-referenced zoning amendment for property at [4455 Betsy Kerrison Parkway, Johns Island](#), from an R-4 to a PUD designation. The zoning amendment is submitted by Sea Island Gold LLC so that the parcel may be used for a miniature golf facility for outdoor recreation and food services.

As nearby property owners, we do not support this amendment because use of the property for an outdoor miniature golf venue with food services is significantly different from the use of other properties in this area. Our assessment is that the proposed use would create a significantly higher volume of traffic at times of day much different from current volumes. The duration of time that each vehicle will remain on premises will increase as well. Ancillary uses involving food services will also change the character of this part of Johns Island.

In addition we are concerned that:

- the road infrastructure is inadequate to support the resulting increase in traffic;
- the character of the area, which currently has only limited commercial operations, will be altered increasing vehicular traffic, people, noise and lights well into evening hours as well as increasing litter and discarded refuse in the area;
- the proposed use is not consistent with the character of the neighborhood;
- modifying the use of this parcel will lead to a snowball effect increase of commercialization along Betsy Kerrison Parkway.

Finally, at the time the applicant purchased this property, they were well aware of current zoning allowances.

Thank you for considering our point of view.

Joseph Collins and Janet Brandon

From: [Amelia Wilkinson](#)
To: [CCPC](#)
Subject: rezoning of parcel on Betsy Kerrison parkway
Date: Thursday, September 10, 2020 3:01:38 PM

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We are very opposed to rezoning this parcel of land to allow a miniature golf course or any other heavy traffic venue. There is too much traffic already on the road and the comings and goings of workmen on Kiawah and Seabrook will make the road a real traffic hazzard. Please do not rezone for any large commercial purpose especially if it involves extra traffic.

Thank you,

Amelia & John Wilkinson
144 Red Cedar Ln, Johns Island, SC 29455.

From: [Michael O'Donnell](#)
To: [CCPC](#)
Subject: New Johns Island Miniature Golf
Date: Thursday, September 10, 2020 3:01:12 PM

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Good afternoon,

The proposed new miniature golf project on Betsy Kerrison Parkway will be a **great benefit** to our community. The children of our community need more wholesome activities. Please vote YES for miniature golf.

I live a 2602 Private Lefler Drive on Johns Island.

Thank you,
Michael O'Donnell

Michael O'Donnell
Senior Sales Executive
Timbers SC Real Estate Company
Mobile: 970.819.1223

From: [Joyce Means](#)
To: [CCPC](#)
Subject: Sea Island Golf
Date: Thursday, September 10, 2020 2:57:56 PM

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I support this endeavor.

Joyce Means
Decorating Den Interiors
843-793-1175

From: [Susan and Bill Miller](#)
To: [CCPC](#)
Subject: Sea Island Golf Course
Date: Thursday, September 10, 2020 2:52:18 PM

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We are full time residents on Seabrook Island who have been coming to Charleston for over 30 years. This is two votes against approving zoning for this miniature gold golf. We think that this is a terrible idea. Seabrook is a residential not a resort community. This is just another attempt to change the beautiful, tranquil nature of Charleston. The reason most of us have come to Charleston in the first place.

Bill and Susan Miller
2428 Racquet Club Drive

Sent from my iPhone

From: [Passion Masonry \(Carlos Loreda \)](#)
To: [CCPC](#)
Subject: Mini Golf John's Island
Date: Thursday, September 10, 2020 2:46:13 PM

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I Elizabeth Acosta 107 Ghana St Johns Island SC 29455

I support the mini golf on Betsy Kerrison Parkway on Johns Island

From: [Charlie Zaglin](#)
To: [CCPC](#)
Subject: PD 4455Betsy Kerrison Parkway
Date: Thursday, September 10, 2020 2:45:56 PM

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I would like to voice my opposition to the planned development at the above property on Betsy Kerrison Parkway.

The traffic, noise, and crowds created by the circus like atmosphere of such development would not be pleasant and could have a deleterious effect on the neighborhood and property values.

Charles Zaglin
4477 Hope Plantation Drive
Johns Island, SC 29455

Sent from my iPad

From: [Maria Flora](#)
To: [CCPC](#)
Subject: mini golf course
Date: Thursday, September 10, 2020 2:44:40 PM

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name: luis cespedes

address: 2807 bohicket road

I support the mini golf on betsy kerrison parkway on johns island.

--

Maria Flora

Passion Masonry

Acosta Concrete Pumping

843-459-2908

From: [Rosalinda Loreda](#)
To: [CCPC](#)
Subject: Mini Golf John's Island
Date: Thursday, September 10, 2020 2:43:17 PM

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I Mary Acosta at 107 Ghana St John's Island SC 29455
I support the mini golf on Betsy Kerrison parkway on Johns Island 29455.

From: [Patricia Short](#)
To: [CCPC](#)
Subject: In Favor of Sea Island Golf
Date: Thursday, September 10, 2020 2:42:12 PM

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My name is Patricia Short.

I'd like to voice my support of the Sea Island Golf and the vision of helping and giving back to the community!

Address:
504 Cobby Creek Lane
Seabrook Island, SC. 29455

Sincerely,
Pat Short

Sent from my iPhone

From: [Rosalinda Loreda](#)
To: [CCPC](#)
Subject: Mini Golf
Date: Thursday, September 10, 2020 2:40:22 PM

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I support the mini golf on Besty Kerrison parkway on John Island

Rosalinda Loreda
4218 River Road John's Island SC 29455

From: [Duane KALINOWSKI](#)
To: [CCPC](#)
Subject: Mini golf on Betsy Kerrison
Date: Thursday, September 10, 2020 3:54:20 PM

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Good Afternoon,

I'm not sure if there is any truth to the rumors on iKiawah regarding a miniature golf facility being built on Betsy Kerrigan Parkway - but if there is, we as Kiawah homeowners, strongly oppose. If this is not true perhaps someone can quiet these rumors.

Charlene Kalinowski
10 Airy Hall

From: [Nicole Geller](#)
To: [CCPC](#)
Subject: Mini golf and save the schoolhouse
Date: Thursday, September 10, 2020 3:46:05 PM

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I support development and rezoning of the available land to support a new mini golf course and to save the historic schoolhouse.

Nicole Geller
539 Bufflehead Drive
Kiawah, SC 29455

From: [Maureen Gargiulo](#)
To: [CCPC](#)
Subject: Proposed Rezoning : 4455 Betsy Kerrison
Date: Thursday, September 10, 2020 3:33:12 PM

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We would like to express our **OPPOSITION** to the proposed zoning change at 4455 Betsy Kerrison Pkwy. A rezoning to accommodate a mini-golf course would be totally out of character with the Johns Is./Kiawah/Seabrook communities. The applicant's 'portion-of-profits' donation to charity from Nov. to Dec. seems rather disingenuous. Those are obviously the lowest profit-earning months for most commercial entities in this area.

This business would most likely appeal to seasonal vacationers but to the detriment of the established community involved. Additionally, Bohicket and Betsy Kerrison can not sustain any entity that would bring in any increased traffic load until major changes and/or improvements are made.

Thank you for your consideration.

Sincerely,
Edward & Maureen Gargiulo
240 Eagle Point
Kiawah Is.

From: [Libby McCullough](#)
To: [colin.harley](#)
Cc: [Ellen Fetridge](#); [CCPC](#); [Marlisa Bannister](#); [Tim Barnes](#); [Tim Cornwell](#); [iKiawah listserv](#)
Subject: Re: [iKiawah] Oppose 36 holes of miniature golf. It's NOT a charity!
Date: Thursday, September 10, 2020 3:28:03 PM

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I can't believe this rezoning is even being discussed. We have been at Kiawah for over twenty years and it has always been a safe and quiet retreat from big resorts like Myrtle and Hilton Head as well as many Florida places we looked at. There must be enough of we homeowners to defeat this ridiculous plan.

Libby McCullough
171 Marsh Island

Sent from my iPhone

On Sep 10, 2020, at 11:33 AM, colin harley <colineharley@gmail.com> wrote:

I also oppose. I think that Marisa or anyone else who has a direct interest in Sea Island Golf should be more specific about what the relationship is when you post comments. If you own part of the business or have a relationship with someone who does, you should consider recusing yourself and not making comments. The fellow named Todd mentioned in Marisa's post called me, but I do not want to talk with him until I understand what the relationship is.

I suppose a beautifully landscaped, professionally operated putt-putt is theoretically possible, but I have never seen one. And the person who constructs something unique like that could sell it to someone else at any time. And by the way I don't have any objection to building apartments there. I hope the builder has good taste.

On Thu, Sep 10, 2020 at 11:17 AM Ellen Fetridge <ellenfet7@gmail.com> wrote:

Amen Tim!
Ellen Fetridge
24 Airy Hall

Sent from my iPhone

On Sep 10, 2020, at 11:07 AM, Tim Cornwell <tlcornwell@att.net> wrote:

I am vehemently against any zoning that will allow a miniature golf course to be built on any KICA property. I am also self-assured that after reading the many complaints voiced on this site that the vast majority of property owners on Kiawah and Seabrook concur. Our islands are very special places with a very special atmosphere, an atmosphere that attracts not only property investment, but a number of tourists that help support our islands. With our vast private beaches, bike paths, exclusive golf courses, our wildlife, our scenic views of the marshes that truly makes it special, our islands have a lot to offer for any vacation visitor as well as our permanent residents to enjoy a relaxing vacation or a relaxing retirement. As a Kiawah Island property owner and full time resident, I believe that while some island visitors may utilize this addition, the vast amount of patrons will be residents of John's Island and James Island that contribute nothing to Kiawah or Seabrook while cheapening the atmosphere portraying us as a cheap amusement park, similar to Myrtle Beach, as noted below. If this kind of addition is made, what comes next, Ferris wheels, cheap roller coasters, and carnival barkers hawking their wares?

My vote is to deny this permit.

Tim Cornwell

[146 Hooded Merganser Court](#)
[Kiawah Island, SC 29455](#)

From: ikiawah@googlegroups.com <ikiawah@googlegroups.com> **On Behalf Of** Tim Barnes
Sent: Wednesday, September 9, 2020 7:03 PM
To: iKiawah listserv <ikiawah@googlegroups.com>
Subject: [iKiawah] Oppose 36 holes of miniature golf. It's NOT a charity!

We are hearing of some meager support for this rezoning request for 36 holes of miniature golf on Kerrison Pkwy 12 months a year which is being foisted upon us and the planning commission as some sort of charitable enterprise. If you oppose this please send your email opposition in tomorrow. The charitable piece in my view is a joke. The applicant claims he is not doing this solely to make money but also is proposing this commercial venture to support charity. When you read the fine print the applicant says he will send in part of his profits during only the months of November - February to nonprofits. November to February??? The applicant wants this up and running 12 months a year. Do you really want that? Do you want the noise, traffic, pollution, litter, lighting and other issues 12 months a year? Or any months a year? Is our home entrance road to become another Myrtle Beach? If you don't want this, I implore you to express your opposition tomorrow without fail. Send your thoughts via email to CCPC@CharlestonCounty.org.

Tim Barnes 538 bufflehead

--

Choose REPLY to send a private response to the sender of this email. Choose REPLY ALL to send a message to the entire iKiawah membership.

To post to iKiawah, send email to ikiawah@googlegroups.com
Contact the list administrators directly at insidekiawah@gmail.com

To learn about iKiawah or join, please visit <http://www.insidekiawah.com>

You received this message because you are subscribed to the Google Groups "iKiawah listserv" group.
To unsubscribe from this group and stop receiving emails from it, send an email to ikiawah+unsubscribe@googlegroups.com.

To view this discussion on the web visit <https://groups.google.com/d/msgid/ikiawah/CAPi%2BUUEzgE8gY1niq-fKXHBEDqU1sUsRaRK7tQwT7T-f%2Bk%3DLTg%40mail.gmail.com>.

--

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--

Colin E. Harley
Cell: 203-856-9176
Home: 843-243-0456
172 Marsh Island Drive
Kiawah Island, SC 29455

--

Choose REPLY to send a private response to the sender of this email. Choose REPLY ALL to send a message to the entire iKiawah membership.

To post to iKiawah, send email to ikiawah@googlegroups.com
Contact the list administrators directly at insidekiawah@gmail.com

To learn about iKiawah or join, please visit <http://www.insidekiawah.com>

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To unsubscribe from this group and stop receiving emails from it, send an email to ikiawah+unsubscribe@googlegroups.com.

To view this discussion on the web visit

https://groups.google.com/d/msgid/ikiawah/CALyirCJSxvyNwqZKwF8p3ADRzhrqZO1kigGrqKMQ_4%2BJkXwizg%40mail.gmail.com.

From: [Andy Malinofsky](#)
To: [CCPC](#)
Subject: proposed planned development by Sea Island Golf Course at TMS 204-00-00-025
Date: Thursday, September 10, 2020 3:20:32 PM

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I am opposed to the proposed development of a mini golf center for numerous reasons which include concerns about traffic, potentially increased flooding due to aspects of the development itself, security, and increased pressure on the environment. As well, and not least of which, the proposed use of the property is simply incongruous with the surrounding area of Seabrook and Kiawah Islands and, if approved, sets precedence which will be used as leverage in future requests for similar enterprises.

With this, and while I absolutely enjoy playing a round of mini golf, I urge the commission to deny this request.

Andy Malinofsky
Seabrook Island

From: [Meghan Weinreich](#)
To: [CCPC](#)
Subject: Proposed Mini Golf on Betsy Kerrison
Date: Thursday, September 10, 2020 3:15:39 PM

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Good afternoon,

I am writing to express my opposition to the proposed mini golf facility on Betsy Kerrison Parkway. In addition to the traffic issues it could create, I do not feel that rezoning for such a facility is in keeping with the character of that section of the island.

Thank you!

Meghan Weinreich
1039 Pigeon Point, Johns Island, SC 29455

--

Meghan Byrnes Weinreich

m | 843.270.4393

e | meghanweinreich@gmail.com

From: j.constable@verizon.net
To: [CCPC](#)
Subject: Objection to putt putt at entrance to Kiawah
Date: Thursday, September 10, 2020 3:12:55 PM

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I would like to respectfully voice opposition to the proposed putt putt near Kiawah island. Kiawah has spent a lot of funds trying to be the gateway to low country beauty. Please do not permit this property to be used for a putt putt.

Sincerely,

John Constable

73 New Settlement Kiawah

From: lynn.miner@gmail.com
To: [CCPC](#)
Subject: In Favor of Sea Island Golf
Date: Thursday, September 10, 2020 3:09:20 PM

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My name is Lynn Miner

I'd like to voice my support of the Sea Island Golf and the vision of helping and giving back to the community!

Address:
2385 The Haul Over

Sincerely,
Lynn

Sent from my iPhone

From: [The Johnson family adventures Max!!](#)
To: [CCPC](#)
Subject: Golf
Date: Thursday, September 10, 2020 3:08:55 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

name: joshua Johnson
address: 102 south Main Street Leon Iowa 50144

I support the mini golf on betsy kerrison parkway on johns island, sc.

They are doing good work by sharing their revenue with alot of different charities.

Thank you for your participation

--

COMMENTS ON PROPOSED PUTTPUTTPUD

CONCEPTUAL PLANNED DEVELOPMENT (PD) PLAN, SEA ISLAND GOLF COURSE PD [TMS 204-00-00-025, 2.68 ACRES]

These are comments regarding the proposed PuttPuttPUD at 4455 Betsy Kerrison Parkway on Johns Island.

I have lived for 12+ years at 4360 Betsy Kerrison Parkway, less than 1/2 mile from the proposed facility. The property is very much in my neighborhood and would have negative effects on my quality of life, safety, and likely on my property value.

Please find below specific detailed comments on the proposed PUD.

Current Zoning

The current zoning for this property is R4. It does **NOT** allow for this use as currently zoned. That is for a good reason, this area is historically ag/residential. There is a small commercial area (sorta) across the road that has been there forever. (See ADDENDUM below

Allowed uses (see full tables below)

MINIATURE GOLF COURSES ARE NOT ALLOWED IN R4

Zoning and Land Development Regulation

CHAPTER 12 | DEFINITIONS

ARTICLE 12.1 TERMS AND USES DEFINED

TERM DEFINITION

Community Recreation A recreational facility that is the principal use of a parcel of land and that is for use by residents and guests of the following: a particular Residential Development, Planned Development, church, private primary or secondary educational facility, community affiliated non-profit organization. Community Recreation can include both indoor and outdoor facilities.

Effective on: 11/20/2001, as amended

Community Recreation Center A public or quasi-public building designed for and used as a social, recreation, and cultural center. As a part of such recreation centers, there may be included craft rooms, music rooms, game rooms, meeting rooms, auditoriums, swimming pools, and kitchen facilities. Kitchen facilities and dining areas shall be used for special events only.

Effective on: 11/20/2001, as amended

Freshfields commercial development node is 1/4mile away where these uses are (likely?) allowed. The Haulover a short ways down BKP is a defined geographic feature/ boundary for commercial node that would be more easily/safely accessible to patrons of such a facility

Seabrook Bohicket Marina is ~1 mile away that (likely?) allows commercial activities and would be more easily/safely accessible to patrons of such a facility
There is another commercial node near Seabrook Gate that has a restaurant, etc.
There is a proposed retirement community and emergency care facility within ~1 mile nearby. These are in areas that allow commercial development.

There is an existing commercial node at intersection of BKP/River/Bohicket approximately 2.5mi up BKP and has more/safer access to potential patrons of such a facility and there is land advertised as being available.

There will be at some point another new commercial node at the intersection of BKP/ River/Bohicket (~2.5mi up BKP) that will have various businesses, land is yet undeveloped but would likely have space for such a facility, and better infrastructure (sewer)

There will be a commercial node on BKP at entrance to KRP (~2miles up BKP), land is yet undeveloped but will have sewer, etc.

WE DO NOT NEED TO OPEN NEW COMMERCIAL NODE AT END OF BKP ON JOHNS ISLAND

Overlay District

CCPC SHOULD CONSIDER A BKP OVERLAY DISTRICT similar to Main and Maybank to define allowable uses considering ag/residential history. This would be a valuable and comprehensive planning process to address development pressures, citizens' concerns, historic uses, etc. Until such an exercise is completed the CCPC should not consider random requests for significant changes in uses in areas that have not historically accommodate such uses. This exercise would incorporate Johns Island residents as well as the Towns of Kiawah and Seabrook.

Historic/Current Use

The site is wooded and quiet. It is adjacent to TOKI Town Hall. The site contributes to the buffer between ag/residential properties and the TOKI Town Hall and then the commercial development of Freshfields.

The site was historically ag use. The Rosebank farmstand was there for many years, and the adjacent property was actively farmed until converted to TOKI Town Hall use.

There is no sewer service so the facility would require septic service.

The site is undeveloped and is a very benign use of the property at this point as a buffer to the electrical substation located behind it. Adding lights for parking and the actual recreational activities will result in more **light pollution**.

The site also accommodates the historic Walnut Hill School. The applicants propose the following:

***PROPOSED (Applicant description):** Walnut Hill School was constructed in 1868 by the Freedman's Bureau to educate the children of freed slaves. The building was used as a school until the 1930's and then used as a courthouse. In 1991, due to road expansion, the building moved .75 mile south and then moved .25 mile southeast in 2011. The proposed re-use of the school will have no adverse effect on it as long as it does not permanently alter its design, workmanship, or materials. The Historical and Archeological Properties Survey <HAPS> identified no archeological remains within the project area. Walnut Hill School is eligible for the N.R.H.P. One of the principal goals of the planned development is to preserve the school house. Schoolhouse is an historic building.*

There have been efforts to preserve the Schoolhouse as a museum of local history and culture. It was individually maintained for many years and used as a museum showing artifacts and photos and such found in the area. Various personal issues mitigated that use despite efforts to preserve the building or move it somewhere more accessible to be used as a museum. The proposed scheme would turn it into an office and ice cream shop which will be a complete insult to the history it has.

A new commercially-built building would not likely cost more than bringing the old building up to standard (structural, electrical, water, sprinklers, fire code, sewer) Converting the use of the building will essentially be a complete rebuild with some appearance of historical authenticity, only a facade of the original building. This will be totally out of character for the building and history. **It will in no way be "preserved."**

Essentially the proposed use will destroy any historical aspects of the building other than its facade; indeed, it will be more of a Disneyesque facsimile of the original building. Surely some other idea would allow the building to be preserved in a more appropriate fashion regarding its historical importance, whether proposed by the applicant or involving other individuals or organizations. While this might not be in the purview of the CCPC, it is an important consideration in allowing the proposed scheme.

Future of the Site?

The applicants bought this land knowing perfectly well the zoning limitations of R4. They got it relatively cheaply given the zoning, now seeking to change the uses, which will very quickly increase the value of property. As we have seen in the past, having a PUD is not "forever" when a developer comes back for various changes (e.g., KRP up the road has been a continuing set of changes). One is concerned about a potential flip sale with the PUD, then the next owner coming along asking for something even less palatable, and the fight starts again.

Other High-Density Developments

Anomalous density residential developments have been allowed on Johns Island in the area relatively close:

- Kiawah River Plantation
- Briars Creek
- Hope Plantation /Kiawah River Estates

Again, these were all implemented in stand-alone efforts without any sort of comprehensive planning for the area. This proposed project is yet another stand-alone request that has no context within a larger comprehensive planning effort. CCPC needs to start on a comprehensive planning effort for the Southern Johns Island area to address ongoing development pressures.

CCPC SHOULD CONSIDER BKP OVERLAY DISTRICT similar to Main and Maybank to define allowable uses considering ag/residential history

Serious Traffic Concerns



The proposed site location and situation presents very serious traffic issues:

- There is no cut across on BKP to access the facility
- There is very fast traffic in immediate vicinity due to driver behavior leaving K/S — drivers exit the rotary or road off Kiawah Island Parkway and accelerate rapidly to speeds greater than the posted limit of 50mph (actually 35mph at that location) using both lanes
- The entrance/exit to facility will require U-turns at the existing crossings. Vehicles would have to cross 2 lanes of traffic depending on which way the traffic would want to go, at a location where there is high-speed traffic in both lanes
- There is a curve on the road before the proposed access point that leads to high-speed traffic having little time to react to cars that would have to make a U-turn and cross 2 lanes of traffic
- Visitors who lack familiarity with the traffic situation and realities will be at higher risk of crashes due to the layout and behaviors on this part of the road
- There have been numerous motor vehicle crashes in the immediate vicinity of the proposed facility, some resulting in serious injuries and fatalities. These have mostly been due to excessive speed and alcohol use.

Patrons

In the August 25, 2020 presentation the spokeslawyer kept referring to the Kiawah/Seabrook visitors/tourists for whom this would be a wonderful amenity. It is very clear that visitors would be the main target audience. Johns Island residents were mostly an afterthought. It is questionable whether many Johns Island residents would drive 12 or 20 miles from the new developments to the end of BKP on “these dangerous roads” to patronize the proposed facility. Mt. Pleasant is actually closer than this location to many people on Johns Island. The idea that this will be an attraction to the preponderance of Johns Island residents is specious at best. (Judging from Facebook comments on the idea many Johns Island residents don’t even know where it would be.)

The applicants are also pandering to local charitable organizations by paying them for their support. That is rather despicable to my sensibilities and a highly questionable pay-for-play tactic.

So Johns Island has to support another commercial effort targeted at a wealthier visitor clientele who have no particular concerns with the quality of life of Johns Island residents...

Closing

I ask that you deny this PUD request for all the reasons cited above.

Thank you for your consideration on this important matter.

Rich Thomas
4360 Betsy Kerrison Parkway
Johns Island

ADDENDUM

Allowed uses in R4

ANIMAL PRODUCTION																
<u>Animal Aquaculture</u> , including Finfish Farming, Fish Hatcheries, or Shrimp or Shellfish Farming (in ponds)	A	A	A	A	C	C							§ 6.4.1			
Apiculture (Bee Keeping)	A	A	A	A	A	A										
<u>Horse or Other Animal Production</u>	A	A	A	A	C	C	C						§ 6.4.1			
<u>Concentrated Animal Feeding Operations</u>	S	S	S	S												
CROP PRODUCTION																
<u>Greenhouse Production</u> or Food Crops Grown Under Cover	A	A	A	A	A	A	A	C				C	C	C	§ 6.4.1	
<u>Horticultural Production</u> or <u>Commercial Nursery Operations</u>	A	A	A	A	A	A	A	S				A	A	A	A	A
<u>Hydroponics</u>	A	A	A	A	A	A										
<u>Crop Production</u>	A	A	A	A	A	A	A	A		A						
<u>Wineries</u>	C	C	C	C	C	C								C		§ 6.4.6 0
FORESTRY AND LOGGING																
<u>Bona Fide Forestry Operations</u>	C	C	C	C	C	C	C									§ 6.4.2 3
Lumber Mills, Planing, or Saw Mills , including Chipping or Mulching	A	A	A	A	S									A		
STABLE																

Multi-Family, including Condominiums or Apartments										A	A									A	
<u>Retirement Housing</u>	S	S	S	S	S	S	S	S	S	A	A	S									
<u>Retirement Housing, Limited</u> (up to 10 residents)	S	S	S	S	S	S	S	S	S	A	A	S									§ <u>6.4.8</u>
Short-Term Rentals, <u>Limited Home Rental (LHR)</u>	C	C	C	C	C	C	C	C	C	C	C	C									Art. <u>6.8</u>
Short-Term Rentals, <u>Extended Home Rental (EHR)</u>								S	S	S	S	S									Art. <u>6.8</u>
Single family Attached, also known as <u>Townhouses</u> or Rowhouses									S	C	C	S						C	C	C	§ <u>6.4.2</u>
Single Family Detached	A	A	A	A	A	A	A	A	A	A	A	A	C	C	C	C	C	C	C	C	§ <u>6.4.2</u> <u>5</u>
Affordable Dwelling Units	S	S	C	C	C	C	C	C	C	A	A										§ <u>6.4.1</u> <u>9</u>
Single family Detached/<u>Manufactured Housing Unit</u> (Joint) or Two <u>Manufactured Housing Units</u> (Joint)	A	A	A	A	A	C	C	C													§ <u>6.4.2</u> <u>4</u>
<u>Transitional Housing</u>, including Homeless and Emergency Shelters, Pre-Parole <u>Detention</u> Facilities, or Halfway Houses										S	S			S	S	S			S	A	
	ZONING DISTRICTS																				

Social Club or Lodge			S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	A	A	A	A	
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UTILITIES AND WASTE-RELATED USES

<u>Utility Service, Major</u>	S	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.21 § 6.4.17
Electric or Gas Power Generation Facilities	S	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.21 § 6.4.17
<u>Utility</u> Substation	S	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.21 § 6.4.21
Electrical or Telephone Switching Facility	S	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.21 § 6.4.21
Sewage Collector or Trunk Lines	S	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.21 § 6.4.21
Sewage Disposal Facilities	S	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.21 § 6.4.17
<u>Utility</u> Pumping Station	S	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.21 § 6.4.21
Water Mains	S	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.21 § 6.4.21
Water or Sewage Treatment Facilities	S	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.21 § 6.4.21
Water Storage Tank	S	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.21 § 6.4.21
<u>Utility Service, Minor</u>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	C	A	§ 6.4.31 § 6.4.31
Electric or Gas Power Distribution	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	C	A	§ 6.4.31 § 6.4.31

Sewage Collection Service Line	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	C	A	A	§ 6.4.3 <u>1</u>
Water Service Line	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	C	A	A	§ 6.4.3

Catering Service	S	S	S	S	S	S	S	S	S	S	S	C	C	C	C	A	A	A	§ 6.4.34
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Sweetgrass Basket Stands	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.
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RECYCLING SERVICES

Recycling Center																						A	
Recycling Collection, Drop-Off	C	C	C	C	C	C	C	C	C	C	C			C	C	C	C	C	C	C	A	§ 6.4. <u>55</u>	

Charleston County Planning Commission
September 10, 2020

**In response to the Workshop Notification regarding
a Planned Development of a Sea Island Golf Course
Outdoor Recreation and Food Sales at TMS 201-00-
00-025 at 4455 Betsy Kerrison Parkway, Johns
Island, SC 29455**

To whom it may concern,

I am writing to voice my serious concerns over the requested zoning change to allow the establishment of a miniature golf course on the lower section of the Parkway. I believe that this business would not be allowed under current R4 zoning rules. My comments below agree with those of others in my community.

In general, the area along this portion of the Parkway has been agricultural/residential aside from some very limited historical commercial properties.

I am concerned that the applicant has had businesses of some questionable status in the past and approving this zoning change will open the area for others to propose commercial development on nearby/ adjacent properties.

Development pressure continues over Johns Island, and needs to be dealt with comprehensively not piecemeal, as per this proposed development. In meantime there are defined commercial nodes, and no more need to be allowed or created. The site is wooded, quiet, and adjacent to TOKI Town Hall. It contributes to the buffer between agricultural/residential properties and has been historically under agricultural use, without sewer service. The area/local road is already prone to flooding and the development proposed will worsen the situation.

The Schoolhouse to be modified under the proposed zoning change is an historic building. There have been efforts to preserve it as a museum of local history and culture; this scheme proposes to turn it into an office and ice cream shop which will be a complete insult to its legacy, while destroying any historical aspects.

Importantly, there are already serious traffic issues in the immediate vicinity of the proposed business. There is exceedingly fast traffic due to driver (tourists/service vendors and residents) behavior leaving Kiawah/Seabrook circle. Entrance/exit to the proposed facility will require U-turns, crossing 2 lanes of traffic with potentially dangerous consequences. This has already been a problem involving a far less densely traveled cross-over to the Townhall next door. There has

been no realistic proposal to mitigate the increased traffic that this business will bring with its proposed large parking lot.

These are but a few of the criticisms as to why this proposed zoning change and proposed business should not be approved by the Charleston County Planning Commission.

Thank you for your consideration on this matter.

Sincerely yours,

Illene Olanoff

Illene Olanoff
7 Greensward Rd
Kiawah Island, Sc 29455

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—
—

From: [James Sporn](#)
To: [CCPC](#)
Cc: jtaylor@kiawahisland.org
Subject: Request to Amend from R-4 to Planned Unit Development (PUD) Designation
Date: Thursday, September 10, 2020 3:56:57 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

We, the undersigned, oppose the above-referenced zoning amendment for the property at 4455 Betsy Kerrison Parkway, Johns Island, from an R-4 to a PUD designation. The zoning amendment is submitted by Sea Island Gold LLC so that the parcel may be used for a miniature golf facility for outdoor recreation and food services.

Our objection to this amendment is based on the fact that the proposed use of the property for an outdoor miniature golf venue with food services differs significantly from the use of other properties in this area. We believe that the proposed use would create a significantly higher volume of traffic at times of day much different from current volumes. The duration of time that each vehicle will remain on the premises will increase as well. Ancillary uses involving food services will also change the character of this part of Johns Island in negative ways.

Other concerns we have include:

- the current road infrastructure is inadequate to support an increase in traffic and increases risks to the safety of motor vehicles as well as bicycle and pedestrian traffic;
- at present there are only limited commercial operations in this area. The proposed miniature golf and food service venue will result in a significant increase in traffic, people, noise and light in the evening hours in addition to increased litter and discarded refuse in the area.
- the proposed use of this property is not consistent with the character of the neighborhood.
- any modification of this parcel will lead to further increased commercialization of the Betsy Kerrison corridor, which is not designed to handle such development and expansion.

We wish to underline that at the time the applicant purchased this property, they were fully aware of current zoning allowances.

We thank you for considering our point of view.

Respectfully,

Dr. Monique Boissier Sporn
Mr. James R. Sporn
1404 Nancy Island Drive
Seabrook Island, SC 29455

Kevin M. and Charlotte J. Cox
64 New Settlement Road
Kiawah Island, SC 29455
843 768-9622
September 10, 2020

Charleston County Planning Commission
Lonnie Hamilton, III Public Service Building
4045 Bridge View Drive
North Charleston, SC 29405-7464

RE: 4455 Betsy Kerrison Parkway
Parcel No. 204-00-00-025

We are writing to express our serious concerns about several aspects of the proposed rezoning and development of the above referenced property.

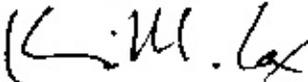
- 1) We believe that a 36 Hole Miniature Golf Course together with related parking and concession amenities would not be at all consistent with the rural/residential character of Betsy Kerrison Parkway.
- 2) The current plan contemplates 75 parking spaces on the Betsy Kerrison side of the property. This alone would have a significant negative visual impact on this portion of The Parkway. We also understand that there are plans to light the parking lot and the Miniature Golf Courses. This would further add to the negative visual impact in a part of our special community that many people on The Sea Islands had hoped would retain some semblance of the Johns Island we would like to save.

We should also add that many of the developed properties along Betsy Kerrison have created significant distance between the road and any new construction; this project does not.

- 3) We would like to point out to The Commission that there are no cut throughs of the median on Betsy Kerrison at the entrance/exit of the proposed project. The cut throughs that are near do not have on or off lanes and are in the 50 MPH portion off the road. This, together with added traffic volume, will just add to the safety issues that already exist on this road.
- 4) We are also concerned that given the extent of development, it will likely require that a large number of trees will be removed. In the absence of a full plan it is difficult to know what environmental and drainage issues will ensue, but they are unlikely to be benign.

In Light of the above concerns, we urge the Planning Commission to strongly discourage this approach to the development of this property. We are hopeful that the developer will work with the community to find another, more compatible use for this property.

Sincerely,



Kevin M. Cox



Charlotte J. Cox

From: [Ginni Quisenberry](#)
To: [CCPC](#)
Subject: Sea Island Golf
Date: Friday, September 11, 2020 10:45:45 AM

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I am in favor of Mini Golf on Betsy Kerrison Parkway, Johns Island; as is planned in current drawing.

Ginni Quisenberry
4796 Maybank Hwy
Wadmalaw Island, SC 29487

From: [Pamela Buongiorno](#)
To: [CCPC](#)
Subject: Putt putt course on Betsy Kerrison - Conceptual Planned Development (PD) Plan, Sea Island Golf Course PD TMS [204-00-00-025]
Date: Friday, September 11, 2020 10:43:38 AM

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Please do not approve this rezoning request.

1. It's in a flood-prone area. Between all the new residential development and the hardscape (parking and artificial turf) required for this minigolf course, there will only be more flooding. Betsy Kerrison is already a disaster during heavy rains.
2. The entrance and exit are right-in and right-out. That means that drivers from the River Road following the law will have to enter the Freshfields roundabout to access the facility. Those not following the law will simply make a u-turn- a stupid and dangerous move in an area already prone to traffic accidents.
3. With the planned building of the MUSC healthcare facility and senior living facility in Freshfields, there will be even worse traffic, including medical transportation.
4. Their offer to support charitable support is disingenuous. It's only in the off-season-not much money there.
5. The preservation of the schoolhouse is another red-herring. The building needs a real, formal, and complete restoration process. Not just becoming a prop for minigolf.

Thank you,

Pamela Buongiorno
11 Greensward Road
Kiawah Island, SC 29455
buongiorno@mindless.com

From: [Carol Johnson](#)
To: [CCPC](#)
Cc: [Carol Johnson](#)
Subject: Opposition to the proposed mini golf course on Betsy Kerrison
Date: Friday, September 11, 2020 10:30:20 AM

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Dear Sir/Madam,

I have read all the pros and cons for the proposed mini-golf course, and whereas I think a mini-golf course somewhere on Johns Island is a wonderful idea, I strongly believe that this location is not the right one. As the two islands – Seabrook and Kiawah - continue to develop, there is more and more traffic. This development will continue for many years to come, adding hundreds more people to the islands. Already there is problematic traffic on Betsy Kerrison and often we read of traffic accidents. The golf course will pull traffic from both Seabrook and Kiawah, but also the larger area of Johns Island. The traffic, once leaving the circle, quickly accelerates to the 55mph speed limit on Betsy Kerrison. This includes large trucks and construction vehicles! Traffic turning into a popular tourist destination so close to the circle, or worse, traffic backing up to get into the mini-golf course, could be disastrous!

Another consideration very important to island residents is the aesthetics of the mini-golf course. Even if a “tasteful” design is promised, we all know that once the zoning has changed and the area is built up, owners can change, usage can change and any promise of “tasteful” is long forgotten.

On behalf of all the residents of Seabrook and Kiawah Island who have chosen to move here to enjoy the quiet, unspoiled and beautiful environment, we strongly encourage you to vote against this development.

Thank you for your consideration,
Carol Sottile Johnson
86 Jackstay

From: [Lesley Gore](#)
To: [CCPC](#)
Subject: Putt putt golf Johns island
Date: Friday, September 11, 2020 10:29:46 AM

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My husband and I are totally against the development of the land for a putt putt golf course.

There is nothing like this around on Johns island. This will certainly attract many people from the surrounding areas, James island, Wadmalaw, West Ashley to name a few. Just think of the extra traffic this will add to Main road, Bohicket road and Betsy Kerrison, all of which are totally inefficient with the traffic currently. The roads will be too congested and numerous accidents may occur causing hugh backups. Any police, ambulances, firefighters would be delayed and loss of life could occur.

We suggest the roads need to widened and improved before any more developments occur in this area.

The fact that the old school house would be included in the development is a mere token. Anyone interested in restoring the school house could do so without a putt putt golf course.

Thank you,

Lesley And Tony Gore

From: estrobess@aol.com
To: CCPC
Cc: jtaylor@kiawahisland.org; estrobess@aol.com
Subject: Zoning Map Amendment Request - 4455 Betsy Kerrison Parkway, Johns Island, SC
Date: Friday, September 11, 2020 10:11:40 AM

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To: Charleston County Planning Commission

From: Eric Strobel
3240 Middle Dam Ct. ,Johns Island (Seabrook
Island)
SC 29455

RE: Zoning Map Amendment Request - 4455 Betsy
Kerrison Parkway, Johns Island, SC
Request to Amend from R-4 to Planned Unit
Development
(PUD) designation

I am writing to oppose the above-referenced zoning amendment for property at 4455 Betsy Kerrison Parkway, Johns Island, from an R-4 to a PUD designation. The zoning amendment is submitted by Sea Island Gold LLC so that the parcel may be used for a miniature golf facility for outdoor recreation and food services.

I do NOT support this amendment because use of the property for an outdoor miniature golf venue with food services is significantly different from the use of other properties in this area.

My view is that the proposed use is substantially out of character with the surrounding area. As well, it would create a significantly higher volume of traffic at times of day much different from current volumes. The duration of time that each vehicle will remain on premises will

increase as well. Ancillary uses involving food services will also change the character of this part of Johns Island. And, there is no telling on the degree of impact due to more people, noise, lighting, litter, etc. Finally, modifying the use of this parcel could well lead to an unacceptable increase of commercialization along Betsy Kerrison Parkway.

It should also be noted that at the time the applicant purchased this property, they certainly must have been aware of current zoning allowances.

Thank you for considering my point of view This is an important issue and any amendment as proposed is simply not acceptable.

Eric Strobel

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From: [Lee Arwood](#)
To: [CCPC](#)
Subject: In Favor of Sea Island Golf
Date: Friday, September 11, 2020 10:07:39 AM

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My name is Lee Arwood. I'd like to voice my support of the Sea Island Golf and the vision of helping and giving back to the community! Sincerely,

Lee Arwood
932 Sealoft Drive
Seabrook Island, SC 29455

From: [Rete Morgan](#)
To: [CCPC](#)
Subject: 4455 Betsy Kerrison Parkway Sea Island Golf Course PD TMS [204-00-00-025]
Date: Friday, September 11, 2020 10:03:14 AM

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To Whom It May Concern:

I am writing to voice my opposition to the rezoning request by Sea Island Gold LLC for the property located at [4455 Betsy Kerrison Parkway, Johns Island, SC 29455](#).

My husband and I first purchased property on Seabrook Island in 1971. Freshfields Farm was a farm. Ace Hardware was the “little” Pig (Piggly Wiggly). We moved here full time in 1985. There has certainly been change however the change for the most part has been in line with the natural beauty (beaches, wildlife, farms, and a rich history). This development is incongruous with our area. It doesn’t fit with the vision of growth while preserving Johns Island's heritage, culture and charm.

Thank you,
Arete Morgan

From: [Diane Lehder](#)
To: [CCPC](#)
Subject: Re: CONCEPTUAL PLANNED DEVELOPMENT (PD) PLAN, SEA ISLAND GOLF COURSE PD [TMS 204-00-00-025, 2.68 ACRES]
Date: Friday, September 11, 2020 9:57:39 AM

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I am writing in strong opposition to the proposed rezoning of property located at 4455 Betsy Kerrison Parkway from R-4 to a planned development permitting a variety of commercial and amusement ventures including construction of a 36 hole miniature golf course. My husband and I are permanent residents of Kiawah Island since 2002 and have been active in our community since that time.

There are so very many reasons to reject this proposal it is hard to focus on just a few. That said, here are my major concerns:

- There are a variety of "plans" created over the years to guide the development of Johns Island - the Johns Island Community Plan, the Charleston County Comprehensive Plan, etc. **Rezoning** this parcel now, from R-4 to allow commercial development as proposed is - quite simply - spot zoning. And once that first parcel is rezoned it becomes so much easier to approve the next request of its kind. Rezoning this parcel clearly undermines any long range plan/effort to keep the area rural.
- Right turn only traffic is a laudable plan but without redesigning Betsy Kerrison, difficult to enforce. Will left turns still be permitted into the KI Municipal Center adjacent to this site or will all traffic along this stretch of roadway be funneled to and around the roundabout?
- If "One of the principal goals of the planned development is to preserve the school house," as stated in the proposal, funneling all this mini golf foot traffic through it for an unrelated, commercial purpose is simply wrong. A clear case could be made that the proposed use desecrates the local history and original purpose of the structure.
- While the idea of partnering with local charities initially sounds good, it is an idea that could easily be interpreted as an attempt to buy community support. While I have not seen any public support for this rezoning from the charities, I cannot help but wonder whether some local property owners might have not written in opposition because of the applicant's promise to donate to their favorite charity. I note the partnership is operative only during the off season when revenues are low and there are no guarantees that this partnership/financial obligation would be long term or transfer to subsequent owners of the facility.
- The fear that such an enterprise could potentially impact the ambiance or character of this corner of Johns Island, while emotional, is real. Once we turn that corner, there is no going back.

I urge you to vote NO on this proposal.

Diane Z. Lehder
306 Palm Warbler
Kiawah Island

From: [Agnes Murphy](#)
To: [CCPC](#)
Subject: Zoning Map Amendment Request - 4455 Betsy Kerrison Parkway, Johns Island, SC Request to Amend from R-4 to Planned Unit Development (PUD) designation
Date: Friday, September 11, 2020 9:49:49 AM

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We are writing to oppose the above-referenced zoning amendment for property at [4455 Betsy Kerrison Parkway, Johns Island](#), from an R-4 to a PUD designation. The zoning amendment is submitted by Sea Island Gold LLC so that the parcel may be used for a miniature golf facility for outdoor recreation and food services.

We do not support this amendment because use of the property for an outdoor miniature golf venue with food services is significantly different from the use of other properties in this area. Our view is that the proposed use would create a significantly higher volume of traffic at times of day much different from current volumes. The duration of time that each vehicle will remain on premises will increase as well. Ancillary uses involving food services will also change the character of this part of Johns Island.

In addition we are concerned that:

- the road infrastructure is inadequate to support the resulting increase in traffic;
- the character of the area, which currently has only limited commercial operations, will be altered increasing vehicular traffic, people, noise and lights well into evening hours as well as increasing litter and discarded refuse in the area;
- the proposed use is not consistent with the character of the neighborhood;
- modifying the use of this parcel will lead to a snowball effect increase of commercialization along Betsy Kerrison Parkway.

Finally, at the time the applicant purchased this property, they were well aware of current zoning allowances.

Thank you for considering our point of view.

Agnes and Patrick Murphy

Sent from my iPad

From: christine.dudzik
To: [CCPC](#)
Subject: Zoning Map Amendment Request-4455 Betsy Kerrison, Johns Island
Date: Friday, September 11, 2020 9:46:06 AM

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To: Charleston County Planning Commissio

From: Christine Dudzik
2857 Baywood Drive
Seabrook Island, SC

RE: Zoning Map Amendment Request - 4455 Betsy Kerrison Parkway,
Johns Island, SC
Request to Amend from R-4 to Planned Unit Development (PUD)
designation

I am writing to oppose the above-referenced zoning amendment for property at 4455 Betsy Kerrison Parkway, Johns Island, from an R-4 to a PUD designation. The zoning amendment is submitted by Sea Island Gold LLC so that the parcel may be used for a miniature golf facility for outdoor recreation and food services.

I do not support this amendment because use of the property for an outdoor miniature golf venue with food services is significantly different from the use of other properties in this area. Our view is that the proposed use would create a significantly higher volume of traffic at times of day much different from current volumes. The duration of time that each vehicle will remain on premises will increase as well. Ancillary uses involving food services will also change the character of this part of Johns Island.

In addition I am concerned that:

- the road infrastructure is inadequate to support the resulting increase in traffic;
- the character of the area, which currently has only limited commercial operations, will be altered increasing vehicular traffic, people, noise and lights well into evening hours as well as increasing litter and discarded refuse in the

area;

- the proposed use is not consistent with the character of the neighborhood;
- modifying the use of this parcel will lead to a snowball effect increase of commercialization along Betsy Kerrison Parkway.

Finally, at the time the applicant purchased this property, they were well aware of current zoning allowances.

Thank you for considering our point of view.

Christine Dudzik

From: lzegersjisc@comcast.net
To: [CCPC](#)
Subject: regarding the request to grant PUD changes to land on Besty Kerrison Parkway to allow for a miniature golf course
Date: Friday, September 11, 2020 9:44:03 AM

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Dear Members of the Planning Commission,

I am writing today in support of the proposed changes to the zoning and planning to allow a miniature golf course on this land. I have taken a look at the plans and they appear to be tasteful and well thought out. The business plan also allows for support of local charities but also for more of a park like setting where families can have a picnic lunch or snack before or after they play. The proposed costs seem affordable for a family or group activity.

More importantly the plan include restoring and maintaining the original Johns Island School house which has fallen in disrepair. This is a historical building and would like to see this maintained and viewed by the public.

I urge you to approve the plans for this project.

Lynda Zegers
2405 The Bent Twig
Seabrook Island SC

Life isn't about how to survive the storm,
but how to dance in the rain.

From: [Linda Carrington](#)
To: [CCPC](#)
Subject: zoning/putt-putt golf
Date: Friday, September 11, 2020 9:40:19 AM

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I started visiting Kiawah with my family in the 1980's. I built my home in 2006 and became a full time resident in 2009. Not once has anyone in my family or anyone I know here mentioned a desire for a putt-putt golf course. I am adding my NO to the list of many people on Kiawah who oppose the idea of a putt-putt-golf course on Betsy Kerrison, Kiawah/Johns Island.

Linda Carrington
244 Glen Abbey
Kiawah Island, SC

From: [Christine Strobel](#)
To: [CCPC](#)
Subject: Zoning Map Amendment Request - 4455 Betsy Kerrison Pkwy
Date: Friday, September 11, 2020 9:38:04 AM

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To Zoning Commission Charleston County

We are writing to oppose the above-referenced zoning amendment for property at 4455 Betsy Kerrison Parkway, Johns Island, from an R-4 to a PUD designation. The zoning amendment is submitted by Sea Island Gold LLC so that the parcel may be used for a miniature golf facility for outdoor recreation and food services.

We do not support this amendment because it will change the character of Johns Island. The infrastructure of Johns Island, primarily the roads, does not support additional commercial developments. This is a slippery slope and we do not want to become a Myrtle Beach on Johns Island.

Sincerely,

Christine M Strobel
3240 Middle Dam Court
Johns Island, SC

From: [Nada Arnold](#)
To: [CCPC](#)
Subject: Stop development mini golf course near kiawah fresh fields
Date: Friday, September 11, 2020 9:35:10 AM

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Am kiawah property owner
Nada S Arnold
34 Warbler Ct
Kiawah
Also 1 Bishop Gadsden way
Apt 215
Charleston SC
29412

From: [Jeri Finke](#)
To: [CCPC](#)
Subject: Commercialization on Johns Island
Date: Friday, September 11, 2020 9:24:42 AM

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We are concerned about precedents being set should plans and requests to rezone areas of Johns Island for commercial development be approved. Particularly this coming week, the Commission on September 14 will be presented a plan to rezone a parcel to allow the building of a miniature golf course. While the developers may argue the local entertainment benefits of the attraction, throw in a charity component to cloud the underlying issue, and propose a putt-putt golf course that they claim will be aesthetically unoffensive, it is still a commercial development that could further erode the rural and residential nature of the island. We urge the Commission to carefully and thoroughly review every aspect of the proposal and its future impact. Considering the already approved PUDs for the area, we do not see the benefit of approving this commercial development. Thank you. Jeri and Fred Finke, Seabrook Island.

From: [Jeff Collins](#)
To: [CCPC](#)
Subject: Opposition to miniature golf on Betsy Kerrison Pkwy
Date: Friday, September 11, 2020 9:06:24 AM

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Sirs:

We are registering our opposition to the proposed development of a miniature golf course on Betsy Kerrison Pkwy, Johns Island. Such a development would ruin the rural character of the island and add unneeded traffic congestion to an area whose roads are already stressed with daily commuters. Please do not approve this project.

Jeff & Diana Collins

Sent from my iPad

From: [Eniko Nicolais](#)
To: [CCPC](#)
Subject: Putt Putt on Betsy Kerrison
Date: Friday, September 11, 2020 8:18:24 AM

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Dear Planning Commission:

We totally DISAGREE with even the thought of developing the property into a commercial mini golf and tourist attraction.

There is already too much traffic, and a busy intersection into the Kiawah/Seabrook turnaround.

Emergency vehicles will have difficulty on and off of the island. As it is now; it takes time for transport vehicles. I work for RSF in the Freshfields office, and when calling for EMS, sometimes we have to wait too long. There is an older population on Kiawah and Seabrook that needs the ability to be transported quickly if necessary!

Drainage impact, during storms the roads flood from the marsh and river.

Change in character to the Ecosystem, which is already a problem

Summer tourist season impacts the traffic already, plus BeachWalker Park which impacts traffic on and off the island.

Noise.

Pollution.

They are also planning on putting in grills and picnic tables. You would be allowed to bring alcohol on the premises....who plans on controlling the impact of fires, drunk people who could stay there all day?? And then, children on the premises with party people?? This is NOT what we want in our neighborhood!!

If this group has the need to build a Putt Putt, there are plenty of places on Johns Island and James Island where the population can support them. BUT NOT AT THIS LOCATION!!!!

You certainly don't want protests brought to this attention, but believe me, it Can and Will happen.

Thank you for your time.
Eniko Nicolais
718 Glossy Ibis lane

From: [Coleen Griffin](#)
To: [CCPC](#)
Subject: Regarding Workshop Agenda Item on 9/14/20
Date: Friday, September 11, 2020 8:16:31 AM

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Dear Charleston County Planning Commission,

I am writing in regards to the request to rezone a parcel on Betsy Kerrison Parkway, Johns Island so that a mini-golf tourist attraction could be developed.

My husband and I own the property at 4458 Betsy Kerrison Parkway, across the street from this proposed project. We strongly oppose the rezoning request and oppose the development of mini golf at this location. We, like many, value the rural character of Johns Island. We value the quiet and the minimal light pollution. A mini-golf course tourist attraction is not consistent with the character of this part of Johns Island and would be the start of a Myrtle Beach effect in the area leading to Kiawah and Seabrook. We are concerned about a slippery slope.... what would be next? A development for Go Karts? Bumper Cars? A large Arcade?

This development would bring substantially more traffic to this part of Betsy Kerrison Parkway- the mini-golf course is planning a parking lot for 75 cars! And it would decrease property value for all property owners in this area. It is wrong to allow rezoning and in effect give additional land value to one parcel and a couple of developers while taking property value away from all of the other existing and surrounding property owners.

Perhaps there are areas on Johns Island that are already zoned to allow for Putt Putt golf courses and other amusement park attractions? If so, the developers should look to purchase land there in order to pursue their business ideas.

Thank you in advance for your thoughtful consideration of this matter and I hope you will agree that rezoning of this parcel should NOT be recommended or approved.

Sincerely,
Coleen Griffin

From: [Kathy Fulton](#)
To: [CCPC](#)
Subject: FOR the proposed miniature golf on Betsy Kerrison Parkway
Date: Friday, September 11, 2020 8:14:34 AM

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FOR the proposed miniature golf on Betsy Kerrison Parkway

Kathy Fulton
2228 Rolling Dune Rd
Seabrook Island, SC 29455

KC CREATIVE INC

EMAIL: Kathy@kccreativeinc.com
[http:// WWW.kccreativeinc.com](http://WWW.kccreativeinc.com)

From: [Elizabeth Boyd](#)
To: [CCPC](#)
Subject: In support of
Date: Friday, September 11, 2020 8:10:21 AM

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Please accept this email as a vote of support for the mini- golf gourse/putt-putt course on Betsy Kerrison on Johns Island.

Liz and David Boyd
2874 Maritime Forest Drive

Liz Boyd
Dean of Academics & Humanities Teacher



Charleston Collegiate School
2024 Academy Drive
Johns Island, SC 29455
[843-559-5506](tel:843-559-5506)
lboyd@charlestoncollegiate.org
www.charlestoncollegiate.org

From: [Kevin Reilly](#)
To: [CCPC](#)
Subject: Mr. Todd putt putt course
Date: Friday, September 11, 2020 8:04:33 AM

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let Mr. Todd build his putt putt course

From: [Karen England-Barnola](#)
To: [CCPC](#)
Cc: jtaylor@kiawahisland.org
Subject: Zoning Map Amendment 4455 Betsy Kerrison Pky
Date: Friday, September 11, 2020 8:02:54 AM

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To: Charleston County Planning Commission

FROM: Karen & Dick Barnola, 3113 Seabrook Island Rd,
Johns Island, SC 29455

RE: Zoning Map Amendment Request - [4455 Betsy
Kerrison Parkway, Johns Island, SC](#)

Request to Amend from R-4 to Planned Unit
Development (PUD) designation

We are writing to oppose the above-referenced zoning amendment for property at [4455 Betsy Kerrison Parkway, Johns Island](#), from an R-4 to a PUD designation. The zoning amendment is submitted by Sea Island Gold LLC so that the parcel may be used for a miniature golf facility for outdoor recreation and food services.

We do not support this amendment because use of the property for an outdoor miniature golf venue with food services is significantly different from the use of other properties in this area. Our view is that the proposed use would create a significantly higher volume of traffic at times of day much different from current volumes. The duration of time that each vehicle will remain on premises will increase as well. Ancillary uses involving food services will also change the character of this part of Johns Island.

In addition we are concerned that:

- the road infrastructure is inadequate to support the resulting increase in traffic;
- the character of the area, which currently has only limited commercial operations, will be altered increasing vehicular traffic, people, noise and lights well into evening hours as well as increasing litter and discarded refuse in the area;
- the proposed use is not consistent with the character of the neighborhood;
- modifying the use of this parcel will lead to a snowball effect increase of commercialization along Betsy Kerrison Parkway.

Finally, at the time the applicant purchased this property, they were well aware of current zoning allowances.

Thank you for considering our point of view.

Karen & Dick Barnola

From: [Melinda Robertson](#)
To: [CCPC](#)
Subject: Mini golf on Betsy Kerrison Parkway
Date: Friday, September 11, 2020 7:58:58 AM

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Against
Melinda & Ian Robertson
3757 Seabrook Island Road

Melinda Robertson
647-400-4755
Sent from my iPhone

From: [Jessica Brown](#)
To: [CCPC](#)
Subject: Miniature Golf on Betsy Kerrison Parkway
Date: Friday, September 11, 2020 7:43:49 AM

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We are for the miniature golf facility proposed near Kiawah and Seabrook.

Jared and Jessica Brown
2704 Jenkins Point Road
Seabrook SC 29455

From: [Warren Kimball](#)
To: [CCPC; jtaylor@kiawahisland.org](mailto:jtaylor@kiawahisland.org)
Subject: Zoning Map Amendment
Date: Friday, September 11, 2020 7:10:29 AM

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To: Charleston County Planning Commission

From: SALLY and WARREN KIMBALL
2540 OTTER LANE
JOHNS ISLAND, SC, 29455

RE: Zoning Map Amendment Request - 4455 Betsy Kerrison Parkway, Johns Island, SC
Request to Amend from R-4 to Planned Unit Development (PUD) designation

We are writing to oppose the above-referenced zoning amendment for property at 4455 Betsy Kerrison Parkway, Johns Island, from an R-4 to a PUD designation. The zoning amendment is submitted by Sea Island Gold LLC so that the parcel may be used for a miniature golf facility for outdoor recreation and food services.

We do not support this amendment because use of the property for an outdoor miniature golf venue with food services is significantly different from the use of other properties in this area. Our view is that the proposed use would create a significantly higher volume of traffic at times of day much different from current volumes. The duration of time that each vehicle will remain on premises will increase as well. Ancillary uses involving food services will also change the character of this part of Johns Island.

In addition we are concerned that:

- the road infrastructure is inadequate to support the resulting increase in traffic;
- the character of the area, which currently has only limited commercial operations, will be altered increasing vehicular traffic, people, noise and lights well into evening hours as well as increasing litter and discarded refuse in the area;
- the proposed use is not consistent with the character of the neighborhood;
- modifying the use of this parcel will lead to a snowball effect increase of commercialization along Betsy Kerrison Parkway.

Finally, at the time the applicant purchased this property, they were well aware of current zoning allowances.

Thank you for considering our point of view.

SALLY S KIMBALL

WARREN F. KIMBALL

From: twosixprop@gmail.com
To: [CCPC](#)
Subject: Proposed miniature golf
Date: Friday, September 11, 2020 7:08:45 AM

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To whom it may concern:

I am writing in regards to the proposed mini golf addition. I support that addition. My address on Seabrook Island is 2063 Long Bend Drive.

Sincerely,
Aneshia T. Seabrook

Sent from my iPhone

From: [Joseph Mangiulli](#)
To: [CCPC](#)
Subject: Bohicket Development Golf
Date: Friday, September 11, 2020 7:04:47 AM

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Joe Mangiulli 2963 Captain Sams Rd, SI,,, We are not in favor of the proposed use.

From: [Beverly Fieroh](#)
To: [CCPC](#)
Subject: Proposed rezoning of 4455 Betsy Kerrison Parkway
Date: Thursday, September 10, 2020 11:30:09 PM

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Dear Charleston County Planning Commission,

We strongly oppose the proposed rezoning of 4455 Betsy Kerrison Parkway from residential to commercial that is presently under consideration for the following reasons.

1. The proposed rezoning, to accommodate a 36 hole miniature golf center, would allow a use of the property that is incompatible with the usage of other parcels of land along Betsy Kerrison. Specifically, the proposed family entertainment center deviates from the rural nature of Betsy Kerrison, that includes single family homes, farms, historic churches, and sparse retail development.
2. The proposed rezoning is detrimental to public welfare because it would increase noise pollution, compromise vehicular and pedestrian safety, require additional county fire and police resources, and impact drainage.
3. Although the proposed miniature golf center states that low impact signage and lighting would be utilized, unclear is whether perimeter lighting would be similarly constrained and whether there would be height restrictions on individual features of the miniature golf course.
4. The nominal partnership with charities (based on sales during the slowest months of the year) does not offset the detrimental impact the miniature golf center would have on the quality and charm of John's Island. We note that there is no stated term for the proposed charitable contribution, and it could end after one year.
5. Should the proposed miniature golf center fail, once the parcel is rezoned, it would be extraordinarily difficult to revert back to the original zoning and character of the property.
6. It is unclear whether a sufficient portion of the 2.68 acre parcel would be dedicated to greenspace adequate to provide a buffer concealing the miniature golf center from Betsy Kerrison and surrounding properties. Indeed, the Harrisminigolf.com website suggests that between 15,000 to 22,000 square feet is required for an 18 hole playing surface. Presumably, a 36 hole playing surface is double that amount, or almost an acre (1 acre is 43560 square feet).

Thank you for considering our position.

Beverly and Larry Fieroh
10 Turtle Beach Lane, Kiawah Island, SC 29455
5887 Clearview Drive, Troy, MI 48098

From: [FELDMAN, PAULA](#)
To: [CCPC](#)
Subject: Proposed rezoning of 4455 Betsy Kerrison Parkway, Johns Island, SC 29455
Date: Thursday, September 10, 2020 11:21:21 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I am writing to express my opposition to the rezoning of this property. A mini-golf course is wrong for this location. I am concerned that such a business is out of character with the remote, natural setting of Kiawah and will cheapen the Kiawah experience. The ecosystem is fragile and cannot handle commercial properties of this sort. Furthermore, such a business will bring unwanted traffic and will disturb the quiet of the setting. Those who choose to visit Kiawah or to purchase a home here have decided against the commercialism of Myrtle Beach or Hilton Head. We appreciate the quiet, remote setting, bordered by water and marsh land and relish our ability to bond with our natural environment.

Please reject this application and notify me of your decision.

Sincerely,

Paula R. Feldman
8 Sundown Bend
Kiawah Island, SC 29455

From: [Sally Cuskley](#)
To: [CCPC](#)
Subject: Sea Island Golf Project
Date: Thursday, September 10, 2020 11:18:26 PM

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Regarding a Planned Development (PD), Sea Island Golf Course PD, for Outdoor Recreation and Food Sales at TMS 204-00-00-025 (4455 Betsy Kerrison Parkway).

I am writing to say I am opposed to this project.

My primary opposition is due to the fact that the developers have been actively seeking community support.

There is nothing wrong with this, but they have listed 12 local charities that will participate in a "revenue sharing" program. The clear implication is that these charitable organizations are in support of this project.

I have personal knowledge that 2 of these charities were never approached and unaware of their name being used.

This is a false and misleading tactic that should disqualify these developers from the privilege of opening this for profit facility on Johns Island.

Sally Cuskley
4249 Wild Turkey Way
Johns Island

Sent from my iPad

From: [Joyce Walsh](#)
To: [CCPC](#)
Cc: [Lucas Hernandez](#); jtaylor@kiawahisland.org; [Joyce Williams Walsh](#)
Subject: Proposed Change in Zoning to Allow a 36 Hole Putt-Putt Course
Date: Thursday, September 10, 2020 10:41:20 PM

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Dear Planning Commission Members,

Thank you for your time and dedication to continuing the integrity, beauty and sustainability of Charleston County.

We purchased property on Kiawah Island in 1984 after only being on the island for five days with our three children ages 8,10 and 12. This was never our plan, nor something that we could have afforded to do. We were never, ever going to buy a condo anywhere. But after five days on Kiawah, we were so captivated by the marshes, the beach, the amazing vegetation, the wildlife, the natural setting, that we were sold. We are not impulsive people. We are anything but that, but Kiawah changed our perspective.

We were 38 and 44 years of age when we made that great decision. We have never regretted our original decision. But I promise you that if we were that age now and saw a 36 hole putt-putt course just before we entered the Kiawah/Seabrook area, but would never have taken that plunge.

"One of the many unique things that attract high net worth property owners (which we were not in 1984) to Kiawah Island (and to pay the ridiculously high proportional property taxes to Charleston County) is the lack of commercial development on or near the Island. A casual venue such as a "putting course" on or near the entry of a world class golf resort such as Kiawah would likely in the long run be detrimental to all concerned, not just the citizens who pay the lion's share of Charleston County property taxes west of the Ashley, but also to the County, as younger markets may well drift toward the Bluffs of Palmetto, etc. in search of more "exclusive and pristine" investment properties. Please consider this carefully before deciding on permits for the above application. I believe from listening to the majority of residents of Kiawah who have expressed an opinion, that this is an unwanted and unmerited venture that would benefit absolutely no one but the developer."

The information about the putt-putt's contribution to charity is really a bit much. The putt-putt is vowing to contribute a certain percentage of their income to charity, but only during the months of November to February. Almost no one is visiting the area at that time, so any contribution to charity will be very minimal.

Have there been any studies about the effects of impervious pavement being used on this parcel of land? Could this project impact the marshes? Will there be mitigation to offset the damage? What is the developer proposing to do to work within Kiawah's Adaptive Management Plan? Are they even aware of it?

Respectfully submitted,

Joyce M. and Thomas C. Walsh
229 Glen Abbey
Kiawah Island, SC 29455

314 805-0434

From: nitneelyin@comcast.net
To: [CCPC](#)
Subject: Miniature golf course on Betsy Kerrison Parkway near Kiawah Gov't Building
Date: Thursday, September 10, 2020 10:35:14 PM

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Dear Commissioners,

I would ask that a clarification is provided for everyone, at Monday's 2pm meeting, whether or not "manufactured homes" (mobile homes) would be allowed on this land as presently zoned. This example of an alternative build has been used by some as a possible reason to want to see the mini-golf facility in lieu of "mobile homes". I think everyone involved should understand if, and how, mobile homes could be approved for this area should this proposed facility not be approved.

Charleston County Zoning Codes:

Manufactured homes are allowed in all residential and agricultural zoning districts. However, in the Single Family Residential 4 (R-4), Mixed Style Residential 8 (M-8) and Mixed Style Residential 12 (M-12) zoning districts, the permitting of manufactured homes is based on the percentage of manufactured homes in the vicinity. If the number of manufactured homes in a specific area (a 300-foot radius of the property in which someone wants to place a manufactured home) is less than 25% of the existing homes in that specific area, then the placement of a new manufactured home requires a Public Hearing and approval by the [Charleston County Board of Zoning Appeals](#) before a zoning permit or building permit can be issued.

The applicant (an individual or company) for manufactured home zoning permits must be a state licensed manufactured home installer or transporter. The following documentation is required in order to obtain a manufactured home zoning permit: site plan (drawn to engineer's scale), approved and recorded plat, proof of public water service availability or S.C. Department of Health and Environmental Control well approval, and proof of public sewer service availability or [S.C. Department of Health and Environmental Control](#) septic system approval.

Thank you for your time and consideration,

Vince Schiavoni
3620 Loggerhead Ct.
Seabrook Island, SC 29455

From: [MAURICE ISAAC](#)
To: [CCPC](#)
Subject: Miniature golf facility on Betsy Kerrison hiway
Date: Thursday, September 10, 2020 10:29:54 PM

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Miniature Golf

Many questions have been raised with no answers or only rumors.

The questions concern increased traffic, an historical building will be converted into a commercial food and POS facility thereby destroying one of only a few examples of prior education, and opening the floodgates to even more high traffic commercialism.

The developer has not been forthcoming; leaving questions/rumors unanswered.

I recommend disapproval of the request.

I also recommend that the developer be directed to answer fully and completely questions already raised in a public forum, as well as a formal list to be generated by board solicitation of public questions.

M G Isaac
My911@aol.com



Living my DASH -

T 843-768-8504
C 843-729-6835
F 843-768-8401

From: [Debby Perelmuter](#)
To: [CCPC](#)
Subject: Rezoning of 4455 Betsy Kerrison, John's Island
Date: Thursday, September 10, 2020 10:06:05 PM

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To whom it may concern,

I would like to express my concern about the consideration of rezoning of the parcel **located at 4455 Betsy Kerrison**.

This is one of few undeveloped parcels in the area and is located on one of the more dangerous areas of Betsy Kerrison where traffic is merging after departing the sea islands and visitors are approaching the roundabout.

Additionally, I, and my long-time Kiawah neighbors, are here for the solitude and grace that makes Kiawah among the finest islands in the world, and by extension makes Charleston a top destination for those interested in the culture, cuisine, art, architecture, and history of the area.

The planners of the whole Charleston area should weigh the type of development that is right for the area and distinguishes us from less attractive destinations.

I understand that there is a charitable angle to proposed development. I embrace that as do the very committed residents of Kiawah, Seabrook and surrounding John's Island. There are many ways that we support our surrounding neighbors and will continue to do so, as long as we all continue to make our first or second homes here. Severely changing the character of the area will certainly cause many to uproot to other top communities.

Therefore, I would strongly object to the rezoning.

Thank you for your consideration,

Debby Perelmuter
Sea Lavender, KI
Mobile: 973-856-0430

From: [Cheryl Wilson](#)
To: [CCPC](#)
Subject: Putt putt
Date: Thursday, September 10, 2020 9:51:59 PM

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Please allow the islanders to have some sort of fellowship and family time other than being outside in the sun or a water activity.

Even as adults it would be nice to have this option.

I do not see how this can be a negative for our area.

Thanks for your time and service !

Hopefully,

Renee Wilson

Seabrook Island

Sent from my iPhone

Renee Wilson

From: [Beth Thomae](#)
To: [CCPC](#)
Subject: Putt Putt - John's Island.
Date: Thursday, September 10, 2020 9:47:31 PM

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Please, Just. Don't. Do. It.

What more can I say? I think the people of Kiawah, Seabrook and John's Island have spoken and they feel that this idea is not right for our area.

Please let it go, we don't need it, as many have stated, we don't want to be Myrtle Beach or Hilton Head, we want to live in peace and quiet, the reasons that we came here.

We've lived here full time for almost 10 years, property owners for 20 and been coming here for 35 years...never once have we said to ourselves, "gee, I wish we had a putt putt". Not going to happen.

Beth & Bill Thomae
112 Governor's Drive, Kiawah Island

From: [JOAN COLLAR](#)
To: [CCPC](#)
Subject: Putt putt golf course
Date: Thursday, September 10, 2020 9:37:25 PM

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>

>

> Being a homeowner at Kiawah since 1986 I can assure you the lure was not to visit a putt putt golf course. While I do enjoy the novelty of playing putt putt occasionally with grand kids it certainly is NOT why we chose to settle on Kiawah. The main reason we and most residents bought here was to get away from the maddening crowd. To relax and enjoy nature.

> Perhaps a garden shop would be appropriate there, a place where we could buy flowers, shrubs, trees etc. Everyone on the island is always planting, replanting and adding new flowers to their gardens. The possibilities are endless. They could possibly do weddings, events and supply flowers to the resort etc. The school house could possibly become a potting shed.

> Just an idea, but hopefully a great improvement on a putt putt course.

>

> Joan Collar
> 194 Sanderling Court
Kiawah Island. 29455

From: [SCOTT CLARK](#)
To: [CCPC](#)
Subject: Miniature Golf
Date: Thursday, September 10, 2020 9:36:36 PM

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Dear Zoning Board,

I am not in favor of a miniature golf business outside the Kiawah/Seabrook Island complex. It would not enhance the area, in my opinion.

Thank you for your consideration.

Sincerely,

Paul Scott Clark

2501 The Haul Over

Seabrook Island, SC 29455

Sent from my iPhone

From: [Boo Collins](#)
To: [CCPC](#)
Subject: Putt putt on Johns island
Date: Thursday, September 10, 2020 9:23:48 PM

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Thanks. Boo collins.

Please vote NO on putt putt on Betsy Kerrison on Johns island. It would encroach on our beautiful rural serene setting and why residents love to live out here. Just come take a look. Thanks

Sent from my iPhone

From: [Kat Gorton](#)
To: [CCPC](#)
Subject: Mini golf
Date: Thursday, September 10, 2020 9:20:26 PM

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I would like to express my support for the mini golf project on Johns Island SC.
Kat Gorton
3289 Johnstowne, Johns Island SC
Sent from my iPhone

From: [Pris Adler](#)
To: [CCPC](#)
Subject: I Vote No regarding granting a Permit for a Miniature Golf Course to be built on Betsy Kerrison Pkwy.
Date: Thursday, September 10, 2020 9:02:25 PM

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One of the many unique things that attract high net worth property owners to Kiawah Island (and to pay the ridiculously high proportionall property taxes to Charleston County) is the lack of commercial development on or near the Island. A casual venue such as a “putting course” on or near the entry of a world class golf resort such as Kiawah would likely in the long run be detrimental to all concerned, not just the citizens who pay the lion’s share of County property taxes west of the Ashley, but also to the County, as younger markets may well drift toward the Bluffs of Palmetto, etc. in search of more “exclusive and pristine” investment properties. Please consider this carefully when deciding on permits for the above application. I believe from listening to the majority of residents of Kiawah who have expressed an opinion, that this is an unwanted and unmerited venture that would benefit absolutely no one but the developer.

Priscilla Adler
145 Broomsedge Ln, Kiawah Island, SC 29455

Sent from my iPad

From: [MELODIE MURPHY](#)
To: [CCPC](#)
Subject: In Favor of Sea Island Golf
Date: Thursday, September 10, 2020 9:02:03 PM

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My name is Melodie Murphy

I'd like to voice my support of the Sea Island Golf and the vision of helping and giving back to the community!

Address:
2914 Old Drake Drive
Seabrook Island, SC 29455

Sincerely,
Melodie Murphy

From: [Wendy Donaghue](#)
To: [CCPC](#)
Subject: Proposed mini golf on Betsy Kerrigan Parkway
Date: Thursday, September 10, 2020 8:44:45 PM

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Hello!! We are against this development due to potential traffic issues and risks of accidents and fatalities, as this would attract teenagers and Main Road is quite dangerous after dark.

Thank you.

Kevin and Wendy Donaghue
2523 Haulover Point Circle
Seabrook Island, SC. 29455

Wpdonaghue77@gmail.com

--

Wendy Peterson Donaghue

From: [Wendy Kulick](#)
To: [CCPC](#)
Subject: Rezoning request for 4455 Betsy Kerrison Parkway
Date: Thursday, September 10, 2020 8:42:08 PM
Attachments: [Pres Corner 5-07 Amphitheater - final.doc](#)

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Thank you for the opportunity to provide input regarding the development of the property at 4455 Betsy Kerrison Parkway.

My husband Tom and I have lived on Kiawah Island full-time for 31+ years. I urge you to deny the request to rezone this property for a miniature golf course. I have numerous reasons for making this request:

- This land is near a creek and marsh already rising to the road during heavy rains. The County is well aware of

flooding issues in Charleston County and this particular area is already susceptible to flooding. And Kiawah Island

Parkway is the ONE road on and off the Island.

- If the owners of the property are truly concerned about charitable contributions, I would suggest they place the

property in a conservation easement, protecting it forever from development.

- Previously this property has been used for a roadside farm stand, a far more appropriate and acceptable use for it.

- The months of November through January do NOT have a sufficient number of tourists on Kiawah and Seabrook to justify such a use of the property.

- I have attached a column from the May 2007 issue of Kiawah Island TALK, a newsletter of the Kiawah Property

Owners Group, a property owner advocacy organization which is no longer in existence. The issues raised in that

column are as applicable to the rezoning request for 4475 Betsy Kerrison Parkway as they were for a proposed

performing arts center at Freshfields Village in 2007.

- The owners propose to donate a portion of their profits from November - January to charitable organizations.

These months are among those which see the lowest occupancy rates for rentals on Kiawah and Seabrook Islands.

It is therefore unlikely much revenue would be generated to be donated to local charities.

- Safety and traffic are two additional concerns I have about permitting this miniature golf course. There are

already issues regarding obeying the 35 mph speed limit on this portion of Betsy Kerrison Parkway. Cars pulling in

and out of existing driveways on this stretch of Betsy Kerrison are at risk, as well as posing risks for traffic

already on the parkway.

- The “entrance” to the sea islands does not need this sort of commercialization ruining the uniqueness of Kiawah and Seabrook Islands
- There is not a large enough population of the sea islands to justify the use of this property for a miniature golf course.

For these and many other reasons, I urge you to reject this application to rezone this property. Please do not destroy the beauty of Betsy Kerrison Parkway as it approaches Kiawah and Seabrook.

Thank you in advance for your consideration.

Wendy Kulick
38 Marsh Edge Lane
Kiawah Island, SC 29455
wkulick@bellsouth.net
843.509.6276

Wendy Kulick
wkulick@bellsouth.net

From: [Power, Christopher B.](#)
To: [CCPC](#)
Cc: jtaylor@kiawahisland.org
Subject: Objection to Proposed Putt-Putt Business on Betsy Kerrison Highway (next to Kiawah Town Hall)
Date: Thursday, September 10, 2020 8:42:01 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

This is to record our strong opposition to the proposed Putt-Putt business (and any accompanying activities that are part of that proposal) which is the subject of a pending request for approval. No matter how well operated or noble the developer's intentions may be, such a business would be flatly inconsistent with the carefully preserved character of Kiawah and Seabrook Islands, places where enjoyment of natural surroundings is paramount and artificial entertainment venues are unwanted and unneeded. It would ruin views from any number of locations, diminish the value of all properties in the area, threaten harm to wildlife in many forms, and likely cause significant traffic congestion near a critical junction. In short, it would make the Kiawah experience far less attractive to residents and potential visitors, and threaten to begin an irreversible diminishment of a very special place. Respectfully, though charitable contributions are always to be commended (and many property owners on these islands contribute substantial amounts to local charities, in particular), in this case one cannot help but believe that the offered support of charitable causes by the project sponsor is an implicit recognition that such a project could never be approved on its own merits. Under any measure of good governance and proper application of land use planning principles, the request for approval of this proposal should be denied.

Thank you for your careful consideration of this matter.

Sincerely,

/s Christopher B. Power, Esq.
574 Oyster Rake Road
Kiawah Island

From: [Michael Gorski](#)
To: [CCPC](#)
Subject: AGAINST Sea Island Golf
Date: Thursday, September 10, 2020 8:26:50 PM

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My name is Michael Gorski

I'd like to voice my OPPOSITION of the Sea Island Golf Miniature golf course.
I do not think it is good for the area and very concerned about traffic accidents and fatalities being caused by motorist entering and leaving the facility. It's a piece of a puzzle that just does not fit in the area.

Address: 3246 Johnstowne Street
Johns Island, S.C 29455

Sincerely,

Regards,
Mike Gorski

From: [Leane Turner](#)
To: [CCPC](#)
Subject: Proposed miniature golf course
Date: Thursday, September 10, 2020 8:17:36 PM

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I am writing as a 15 year property owner on Kiawah to protest a zoning change to allow for the miniature 36 hole golf course.

Our family has vacationed here for over twenty years. Like countless others, we value the fact that Kiawah and Seabrook are different than many other coastal developments. Nature and this fragile lowcountry island are revered and respected by those who visit and own.

Our community and stakeholders have previously been committed to striving to preserve the delicate balance of environment and development. The natural beauty and safety we feel here is paramount to why we and others are here.

Over the past few years, I continue to be increasingly concerned about more traffic, flooding and preserving the unique character of our islands. Our natural habitat is disturbed - our bobcat population has dwindled, flooding of important access roads and paths to get to Seabrook and Kiawah - are well as those on the islands - are flooding at unnecessary frequency, alligators are now appearing regularly on our beaches and I would suspect 911 calls on the islands are increasing.

Our roads are often congested and emergency and other resources are strained at peak times.

I hope that careful consideration and impact studies will be a part of any development and zoning changes to these precious natural resources. The natural beauty is our entertainment, investment and commitment. If one wants miniature golf, recreational vehicles and the like, there are plenty of opportunities to partake and build those in areas already zoned for and attractive to those consumers and land owners. We are blessed to have Charleston and all its surrounding areas for entertainment and enrichment with such close access.

Thoughtfully and respectfully submitted,

Leane D. Turner
September 10, 2020
98 Jackstay Court
Kiawah Island, SC

Sent from my iPhone

From: [Tpenny62](#)
To: [CCPC](#)
Subject: Mini Golf application
Date: Thursday, September 10, 2020 8:12:00 PM

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Dear planning commission,

I fully support the mini golf project on Betsy Kerrison parkway. I'm looking forward to bringing my grandchildren to a fun safe place. I think it would be a welcome addition to Johns Island. Thank you for your consideration.

Tara Penny
3236 Middle dam ct
Seabrook Island, SC

Sent from my iPhone

From: [Peter Foss](#)
To: [CCPC](#)
Cc: [Mary Foss](#); [Peter Foss](#)
Subject: Miniature Golf Addition
Date: Thursday, September 10, 2020 8:11:23 PM

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We relocated to Kiawah from a location to the south because we were looking for a less commercial environment ! And we found it at Kiawah !! A peaceful , serene environment that is unmatched by other places we had visited.

Another great reason was the proximity to Charleston which provides great culture, history and a terrific healthcare system .

Over the years we have seen an increase in traffic with no solutions in place to remedy the congestion. It has become more difficult to visit Charleston and in fact to drive off the island!

I am concerned that with the addition of attractions like the proposed miniature golf course near Kiawah this situation will become worse, with increased traffic and an overcrowding of the infrastructure that exists today!!

Until we have solutions in place for the current infrastructure issues I would oppose any additional attractions !

From: [mlfroude](#)
To: [CCPC](#)
Subject: Miniature golf
Date: Thursday, September 10, 2020 8:00:10 PM

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We are against the proposed miniature golf development in that location.
ML Froude
510 Cobby Creek Lane (Tarpon Pond)
Seabrook Island SC 29455

Sent from my Verizon, Samsung Galaxy smartphone

From: [d.b](#)
To: [CCPC](#)
Subject: Miniature golf course Johns island
Date: Thursday, September 10, 2020 7:41:17 PM

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We adamantly oppose the granting of a zoning permit for approval for the former area of Rosebank Farms on Betsy Kerrison parkway near Freshfields village on Johns Island.

There is no need for this type of “carnival”/ beach entertainment here on Johns Island.

We wish to register our NO for allowing permission to build and operate a 36 hole miniature golf business.

Thank you

Sincerely yours

Donald and Dorothy

Brookshire residents and property owners

295 Surfsong Rd

111 Governors Drive

Kiawah Island SC

29455

Sent from my iPhone

From: [John Rowland](#)
To: [CCPC](#)
Subject: Zoning Change
Date: Thursday, September 10, 2020 7:37:25 PM

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Dear Sirs:

I want to register my opposition to the proposed zoning change from residential to commercial on Betsy Kerrison to allow a miniature golf course. There is already too much traffic on Betsy Kerrison. It would change the nature of the area from rural residential to honky tonk commercial. There is no demonstrated need for a miniature golf course. There is plenty of recreational activities available in the area. Thank you for listening.

John R. Rowland
173 Governors Drive
Kiawah Island, SC 29455

Sent from my iPhone

From: [Kevin Windsor](#)
To: [CCPC](#)
Subject: Sea Island Golf
Date: Thursday, September 10, 2020 7:31:30 PM

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One of the many unique things that attract high net worth property owners to Kiawah Island (and to pay the ridiculously high proportional property taxes to Charleston County) is the lack of commercial development on or near the Island. A casual venue such as a “putting course” on or near the entry of a world class golf resort such as Kiawah would likely in the long run be detrimental to all concerned, not just the citizens who pay the lion’s share of County property taxes west of the Ashley, but also to the County, as younger markets may well drift toward the Bluffs of Palmetto, etc. in search of more “exclusive and pristine” investment properties. Please consider this carefully when deciding on permits for the above application. I believe from listening to the majority of residents of Kiawah who have expressed an opinion, that this is an unwanted and unmerited venture that would benefit absolutely no one but the developer.

Kevin S Windsor MD
11 Turtle Beach Drive
Kiawah Island SC 29455

From: [Pat or Bill Huff](#)
To: [CCPC](#)
Subject: Proposed PUD, historic school and miniature golf
Date: Thursday, September 10, 2020 7:31:19 PM

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Commissioners:

As a resident of Johns Island at Seabrook, I strongly support this low profile miniature golf facility that is being proposed on Betsy Kerrison Parkway. We have a relatively large number of children that permanently reside in our larger community. Plus, I know that my grand children would love to have this facility while visiting us. I would enjoy playing with them there as an extended family. We have lived in our home for twenty years.

We have little now to offer except sunshine and the beach, which is terrific, but, no one can do only those all the time. **Please consider its approval. I feel certain we all will enjoy it.**

Thank you
Bill Huff
2856 Baywood Drive
Johns Island, S.C. 29455

Patricia R. Huff www.patriciarhuff.com www.patriciarhuff.gallery
Bill G. Huff, Jr. AICP, CREA, GPA

From: [Ann Clark](#)
To: [CCPC](#); [Newton Clark](#)
Subject: Mini golf
Date: Thursday, September 10, 2020 7:04:49 PM

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Please NO!

We are against the proposed miniature golf on Betsy Kerrison Parkway and we live at 1943 Marsh Oak Lane
Seabrook Island-
Mr and Mrs Newton T Clark,III

Sent from my iPhone

From: [Carol Jeffery](#)
To: [CCPC](#)
Subject: Objection to rezoning on Betsy
Date: Thursday, September 10, 2020 6:41:22 PM

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Dear Sirs:

I am a property owner on Kiawah Island, writing to express my objection to the rezoning of the Rose-bank Farm property.

I understand that a Sea Island miniature golf course is being considered for the site.

I strongly object to this change of property use, character, landscaping, and traffic flow.

Sincerely,

Carol Jeffery

1333 Sea Elder Court, Kiawah Island, SC 29455

Sent from my iPhone

From: [Mary Bull](#)
To: [CCPC](#)
Subject: Miniature Golf-Johns island
Date: Thursday, September 10, 2020 6:33:00 PM

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CCPC Members,

I have resided on Johns Island for more than 30 years and have watched both good and bad growth of the area. I feel this is bad growth and setting a precedent for more commercialization of BKP. This is a rural, peaceful and natural habitat if I want that entertainment I go off Island.

I am writing to oppose the miniature golf(Putt-Putt) plan for Johns Island.

I am not against golf I am against the location. I have attended enough meetings and have heard about all the overlays and planned commercial hubs or clusters. This is not in any of those locations.

There are several locations they could go to on Souther Johns Island

Maybank highway

Bohicket & River Road & BKP

Freshfields

Bohicket Marina

just to name a few

It is the buyer's responsibility to do the research before purchase and going around bragging I have big money backing me and I can get it done is a slap in Islander face. He has already done this with his other business across the street.

There are many other reasons I feel this should be opposed besides zoning

Traffic issues -has there been a traffic study

Lighting bright lights at night

Does not fit into the natural calm habitat of the area.

Please consider everything and vote no on this PUD

Blessings,

Mary Bull

From: [Fran Whitman](#)
To: [CCPC](#)
Subject: Sea Island Golf Course PD TMS [204-00-00-025] 4455 Betsy Kerrison Parkway
Date: Thursday, September 10, 2020 5:58:07 PM

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I am writing to **oppose** the rezoning request by Sea Island Gold LLC for the property located at 4455 Betsy Kerrison Parkway, Johns Island, SC 29455 from its current zoning of R-4 to Planned Unit Development (PUD).

I am a Wadmalaw resident; my family has been in SC since 1770. The natural beauty beaches, wildlife, horse farms and agriculture of the islands were the draw and thankfully still is the greatest benefit. As Johns, Seabrook and Kiawah Island grew this area maintained its serenity and its magical environment dolphins, turtles, bobcats, deer, alligator, fresh seafood and vegetables (wow). A commercial development would alter the character of Johns Island. Not only is this proposal not congruent with the future plan - I fear it will lead to more and more development (using this as a precedent) along this corridor.

Thank you,

Frances Peoples Whitman

From: [Claire Richardson](#)
To: [CCPC](#)
Subject: New Miniature Golf Course
Date: Thursday, September 10, 2020 5:55:43 PM

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To whom it may concern:

I would like to voice my support for the proposed miniature golf course on Johns Island. I especially appreciate that they will preserve the old schoolhouse and make use of it.

Thanks.

Claire Richardson
341 Muirfield Parkway
Charleston, SC. 29414

Sent from my iPhone

From: [Liz Adams](#)
To: [CCPC](#)
Subject: No Putt Putt on Betsy Kerrison
Date: Thursday, September 10, 2020 5:48:23 PM

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Please add our strong resistance to the proposed building of a Putt Putt course next to the Kiawah Town Hall on Betsy Kerrison Parkway.

Kiawah and Seabrook were founded with an understanding and appreciation of living in harmony with nature. It's a complicated balance, but, so far, both islands and even Fresh Fields, understand the need to maintain it. This project will increase traffic but will NOT enhance the experience of coming to Kiawah.

Put the Putt Putt closer to Charleston.

Thank you for your attention,
Liz Adams
101 Bass Creek Lane
Kiawah, SC

Sent from my iPhone

From: [REF-Verizon](#)
To: [CCPC; jtaylor@kiawahisland.org](mailto:jtaylor@kiawahisland.org)
Subject: Miniature Golf facility-4455 Betsy Kerrison Parkway
Date: Thursday, September 10, 2020 5:45:10 PM

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To: Charleston County Planning Commission

From: Midge and Dick Fleming
2787 Little Creek Road
Seabrook Island, SC 20455

RE: Zoning Map Amendment Request - 4455 Betsy Kerrison Parkway, Johns Island, SC

Request to Amend from R-4 to Planned Unit Development (PUD) designation

We are writing to oppose the above-referenced zoning amendment for property at 4455 Betsy Kerrison Parkway, Johns Island, from an R-4 to a PUD designation. The zoning amendment is submitted by Sea Island Gold LLC so that the parcel may be used for a miniature golf facility for outdoor recreation and food services.

We do not support this amendment because use of the property for an outdoor miniature golf venue with food services is significantly different from the use of other properties in this area. Our view is that the proposed use would create a significantly higher volume of traffic at times of day much different from current volumes. The duration of time that each vehicle will remain on premises will increase as well. Ancillary uses involving food services will also change the character of this part of Johns Island.

In addition we are concerned that:

- the road infrastructure is inadequate to support the resulting increase in traffic;

- the character of the area, which currently has only limited commercial operations, will be altered increasing vehicular traffic, people, noise and lights well into evening hours as well as increasing litter and discarded refuse in the area;
- the proposed use is not consistent with the character of the neighborhood;
- modifying the use of this parcel will lead to a snowball effect increase of commercialization along Betsy Kerrison Parkway.

Finally, at the time the applicant purchased this property, they were well aware of current zoning allowances.

Thank you for considering our point of view.

Midge and Dick Fleming

From: jmbjdc@aol.com
To: CCPC
Cc: jtaylorkiawahisland.org@aol.com
Subject: 4455 Betsy Kerrison Parkway, Johns Island, SC Request to Amend from R-4 to Planned Unit Development (PUD) designation
Date: Thursday, September 10, 2020 5:43:51 PM

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Dear Council Members,

RE: Zoning Map Amendment Request - 4455 Betsy Kerrison Parkway,
Johns Island, SC

Request to Amend from R-4 to Planned Unit Development (PUD)
designation

I am writing to oppose the above-referenced zoning amendment for property at 4455 Betsy Kerrison Parkway, Johns Island, from an R-4 to a PUD designation. The **proposed** zoning change is submitted by Sea Island Gold LLC so that the parcel may be used for a miniature golf facility for outdoor recreation and food services, **but thereafter such a zoning change would open the door to other types of commercial establishments.**

I do not support this amendment because use of the property for an outdoor miniature golf venue with food services is significantly different from the use of other properties in this area. **It is not in any way in keeping with the character of this section of John's Island.**

Practically speaking, I believe that the proposed business has very little likelihood of success other than during a 3 month tourist season and may well become a bankrupt eyesore with little or no business in the off season. Once the zoning change is approved, the promises for a "tasteful" miniature golf course could well change, and could easily be filled with "tasteful" gigantic faux volcanos, large scale pirate ships, Ferris wheels, and other such standard miniature golf features. We formerly lived in Traverse City, MI where this problem occurred. Many years after the miniature golf business failed, the enormous pirate ship now covered in weeds, still looms as a massive eyesore for all to see on the main road into town.

In addition there are other **problems in the wings**:

- the road infrastructure is inadequate to support the resulting increase in traffic **during the tourist season when the road is already overcrowded**;
- the character of the area, which currently has only limited commercial operations, will be **problematic during the already busy tourist season, with** increasing vehicular traffic, people, noise and lights well into evening hours as well as increasing litter and discarded refuse in the area;
- modifying the use of this parcel will lead to a snowball effect increase of commercialization along Betsy Kerrison Parkway.

Finally, the applicants are seeking to obtain community support by “promising” that various local charities will financially benefit from the operation of said facilities. However, at the end of the day, the applicants will not be legally bound by such a “promise” and will do what they need to do to make an attractive financial return. This will be to the detriment of the wider community and the local rural area for the reasons stated above.

Thank you for taking **the time to consider this issue**,

With Kind Regards,

Janet Brandon
1007 Embassy Row Way
Seabrook Island, SC 29455

From: [Margaret Wildermann](#)
To: [CCPC](#)
Cc: jtaylor@iawahisland.org
Subject: Rezoning of 4455 Betsy Kerrison Pkwy
Date: Thursday, September 10, 2020 5:38:18 PM

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To: Charleston County Planning Commission

From: Margaret Wildermann

3138 Privateer Creek Rd.
Seabrook Island, SC 29455

RE: Zoning Map Amendment Request - 4455 Betsy Kerrison Parkway,
Johns Island, SC

Request to Amend from R-4 to Planned Unit Development (PUD)
designation

We are writing to oppose the above-referenced zoning amendment for property at 4455 Betsy Kerrison Parkway, Johns Island, from an R-4 to a PUD designation. The zoning amendment is submitted by Sea Island Gold LLC so that the parcel may be used for a miniature golf facility for outdoor recreation and food services.

We do not support this amendment because use of the property for an outdoor miniature golf venue with food services is significantly different from the use of other properties in this area. Our view is that the proposed use would create a significantly higher volume of traffic at times of day much different from current volumes. The duration of time that each vehicle will remain on premises will increase as well. Ancillary uses involving food services will also change the character of this part of Johns Island.

In addition we are concerned that:

- the road infrastructure is inadequate to support the resulting increase in traffic;

- the character of the area, which currently has only limited commercial operations, will be altered increasing vehicular traffic, people, noise and lights well into evening hours as well as increasing litter and discarded refuse in the area;
- the proposed use is not consistent with the character of the neighborhood;
- modifying the use of this parcel will lead to a snowball effect increase of commercialization along Betsy Kerrison Parkway.

Finally, at the time the applicant purchased this property, they were well aware of current zoning allowances.

Thank you for considering our point of view.

Margaret Wildermann

From: [Dianne Culhane](#)
To: [CCPC](#)
Subject: No to Miniature Golf on Betsy Kerrison
Date: Thursday, September 10, 2020 5:35:59 PM

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Dear CCPC,

I write this letter to voice my strong opposition to the proposal of the miniature golf venue at 4455 Betsy Kerrison Parkway. It is not appropriate for the natural environment of the surrounding area. This corner of Johns Island has preserved with integrity and has become known throughout the state and beyond because of its pristine low country environs. The commercial development is kept to a minimum and it is for this reason that people come to our part of the world. It seems to me to be a unique contribution to the county that showcases its heritage and culture rarely found anywhere else. Any development should improve the attractiveness of the land for the county, not detract from it. We do not need a miniature golf circus in our neighborhood.

Thank you for your consideration.

Dianne Culhane
189 Ballybunion Drive
Kiawah Island, SC

From: [Perry](#)
To: [CCPC](#)
Subject: Rezoning of 4455 Betsy Kerrison Parkway
Date: Thursday, September 10, 2020 5:29:10 PM

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We are concerned about the rezoning of 4455 Betsy Kerrison Parkway and wish to state our opposition to this request.

Accessing this parcel is complicated due to the divided highway, speed limit change from 35 mph to 50 mph, frequently flooded road conditions, and already heavy traffic patterns. In addition, there isn't a sidewalk on that side of the street for bikers and walkers.

Not only is this a potential safety hazard for the cars entering and exiting the business, but it will be dangerous for the customers, employees, and others already traveling on this overcrowded road.

In addition, we are concerned that granting this request will disrupt the rural nature of this area. We strongly oppose this rezoning request.

Bill and Cindy Perry
322 Palm Warbler Rd
Kiawah Island, SC

From: [Donna Reinbolt](#)
To: [CCPC](#)
Subject: 4455 Betsy Kerrison Parkway, Johns Island, SC 29455
Date: Thursday, September 10, 2020 5:27:11 PM

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Ladies and Gentlemen of Charleston County Planning Commission:

It is my understanding that Sea Island Gold LLC, the recent purchaser of 4455 Betsy Kerrison Parkway, Johns Island, SC, has brought an application to your Commission seeking to rezone its 2.68 acre parcel from R-4 (single family residential) to PD (planned development). I oppose the proposed change.

First, Sea Island Gold LLC purchased the land knowing the zoning restriction. The subject parcel sits adjacent to rural homes, agriculture and a municipal building. If Sea Island Gold LLC wanted property for commercial use, it should have purchased property zoned for commercial use.

Second, the property can be used for residential purposes as designated. The conditions to this property are not substantially different from the nearby residential lots. There is nothing that unreasonably restricts the 2.68 acres from being utilizing it as a residence.

Third, there is no hardship that this particular property suffers from that would give right to an exception from its current zoning designation.

Fourth, relief, if granted could cause substantial detriment to adjacent property. Adjacent property owners likely purchased their property to enjoy the peace that accompanies rural living and not in anticipation of a planned commercial development. I query, as well, what will happen to the adjacent homeowners' property values.

I understand Sea Island Gold LLC would like to establish a miniature golf business on the acreage consisting of two 18 hole putt-putt courses, an existing building and 75 parking spaces. Miniature golf is fun for all ages and I don't object to miniature golf. That said, there are locations on Johns Island that are zoned for commercial use which would be an appropriate location for this commercial establishment.

Finally, as I'm sure the Commission has seen before, either in Charleston County or other jurisdictions, it's not always the initial use of the property that is an issue but subsequent use of the property. If the zoning at 4455 Betsy Kerrison is amended to allow for commercial use, what becomes of it when it is no longer used for miniature golf? A 24 hour gas station and mini-mart? A Dollar Store? Is that fair to the adjacent neighbors? I think not.

Thank you for the opportunity to comment on this matter.

All the best,

Donna Reinbolt
3559 Seaview Dr.
Johns Island, SC 29455

From: [Andrea Markovitz](#)
To: [CCPC](#)
Subject: Miniature Golf Course approaching Kiawah Island
Date: Thursday, September 10, 2020 5:21:56 PM

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I strongly oppose the building of a Sea Island Golf miniature golf course on the approach to Kiawah Island. I am a homeowner on Kiawah Island and prior to owning, have vacationed on Kiawah with our children for the past fifteen to twenty years. We repeatedly vacationed in Kiawah after having experienced Hilton Head and Myrtle Beach because we absolutely fell in love with Kiawah's natural, uncommercialized setting. Years later, we purchased our home because of the quiet, unmanicured, uncommercialized, natural, beautiful island that it is. Kiawah's wildlife and ecosystems are fragile, and we all do our best to preserve this sanctuary. We do not want to change the peacefulness of the island by adding a touristy mini golf site at the approach to the island. The traffic, commercialism, and disturbance to what makes Kiawah, Kiawah would be devastating.

Thank you,
Andrea Markovitz

From: [Mary Alice Roberts](#)
To: [CCPC](#)
Subject: Opposition to re-zoning of 4455 Betsy Kerrison Parkway
Date: Thursday, September 10, 2020 5:11:49 PM

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To: Charleston County Planning Commission

Commissioners,

As a full-time Kiawah Island Resident, I am writing in strong opposition to the request for re-zoning of 4455 Betsy Kerrison Parkway, Johns Island.

The roadways in this area are already overtaxed with the volume of traffic and the complexity of the proposed entrance into and egress from this parcel of land is a sure recipe for safety hazards.

The already planned long term care facility and MUSC health facility along this traffic corridor will further complicate the traffic patterns and volume.

Furthermore, the additional hardscape of this construction and all the construction that is sure to follow with a zoning redesignation will increase the flooding and drainage issues of our area.

I encourage you to protect this area for the benefit of our land, our wildlife, our residents and future residents.

Respectfully,

Mary Alice Roberts

Kiawah Island

From: [Peter Grant at Gmail](#)
To: [CCPC](#)
Subject: Rezoning of parcel located at 4455 Betsy Kerrison Parkway
Date: Thursday, September 10, 2020 4:57:24 PM

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My wife and I are strongly opposed to the proposal to rezone the subject parcel. The location is on a bend in the road where cars are accelerating from 25 to 50 mph. It is already difficult for a good part of the day to leave Kiawah Island headed north because traffic from Seabrook Island is directed from the traffic circle into the inside lane. Drivers are focused on making lane changes because traffic is often halted or slowed at the Kiawah Town Hall entrance/exit. There are often pedestrians in the center between the roadways and no walkways on the sides of the road. For safety reasons alone, this proposal should be rejected.

Beyond that, the "charitable" aspect of this proposal is derisory, and will result in little or no funds flow to needy causes. It is all about "feel good" optics.

We are all familiar with Myrtle Beach and Hilton Head, and the adverse impact that over-commercialization has had there. Kiawah and Seabrook represent a growing and substantial share of the real estate tax revenue of Charleston County. You should seek to protect that tax base by not allowing this sort of development to harm property values.

We own additional highly taxed parcels on the already over-stressed Bohicket Road. Approval of mini-golf will probably not attract much business from Kiawah, but will very likely draw in many people from elsewhere resulting in further traffic nightmares on Bohicket.

We have owned our property below since 1988 and have lived here since about 2000 . My wife is a SC native. We do not think that this sort of development will help the sea islands in any way, and urge you to reject it.

Peter and Livingston Grant
307 Surfsong Road
Kiawah Island, SC 29455

From: [Leeanne](#)
To: [CCPC](#)
Subject: We live on Kiawah and very much oppose rezoning...
Date: Thursday, September 10, 2020 4:56:43 PM

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Lee Anne Taylor and Bob Nigro.
Thank you...

Sent from my iPad

From: [Linda Benyo](#)
To: [CCPC](#)
Subject: Mini Golf on Betsy Kerrison
Date: Thursday, September 10, 2020 4:50:17 PM

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I just wanted to say that I approve of the Mini Golf location that is looking for approval off of Seabrook and Kiawah Island. I feel that it would offer a fun supplemental activity for residents and visitors with kids all ages. If the developing plans are tastefully laid out, and the little school house will be refurbished and utilized, it should be a nice addition to the area.

Linda Benyo
Seabrook Island

From: [Patrick Brankin](#)
To: [CCPC](#)
Cc: jtaylor@kiawahisland.org
Subject: Opposition To Miniature Golf Proposal
Date: Thursday, September 10, 2020 4:39:09 PM

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Commissioners,

We are homeowners on Kiawah Island. Please accept this email as our opposition to the proposal to develop a miniature golf course on the property located 4455 Betsy Kerrison Parkway.

In short, the proposal is out of character with the area and does not represent the highest and best use of that land. In addition, the proposal falls far short of meeting the approval criteria set forth in the Charleston County Zoning and Land Development Regulations Ordinance for this type of request.

We respectfully request that you vote against this request at all stages of review.

Thank you.

Patrick and Cindi Brankin
416 Snowy Egret Lane
Kiawah Island, SC 29455

From: timkillenberg@gmail.com
To: [CCPC](#)
Subject: Miniature golf @ Kiawah
Date: Thursday, September 10, 2020 4:31:30 PM

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I am NOT in support of zoning authorization for any miniature golf course on Betsy Kerrigan @ Kiawah area.

Tim Killenberg

1515 Marsh Haven Road
Seabrook Island, SC

From: [Richard Ennis](#)
To: [CCPC](#)
Subject: Rezoning former site of Rosebank Farms
Date: Thursday, September 10, 2020 4:31:08 PM

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To whom it may concern,

I'd like to voice my opposition to rezoning the plot of land at the former site of Rosebank Farms. The uniqueness of the untroubled quiet and harmony with nature in the Kiawah/Seabrook area should be preserved. A putt putt facility does little to enhance our community and in fact, jeopardizes what makes this area special and unique. This area is not Hilton Head and surely not Myrtle Beach and we should not allow ourselves to become anything like those communities. Both Hilton Head and Myrtle Beach do a marvelous job of serving those interested in putt putt facilities.

Respectfully,

Rich & Kristin Ennis

499 Old Dock Rd. Kiawah

54 Surfwatch Dr. Kiawah

1372 Dunlin Ct. Kiawah

From: [Lynne Copple](#)
To: [CCPC](#)
Subject: In Favor of Sea Island Golf
Date: Thursday, September 10, 2020 4:30:06 PM

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My name is ____Lynne Copple and I live at 547 Cobby Creek Lane, Seabrook Island.____

I'd like to voice my support of the Sea Island Golf and the vision of helping and giving back to the community!

Address:

Sincerely,
Lynne Copple

From: [Richard Kaspers](#)
To: [CCPC](#)
Subject: zoning outside Kiawah Island
Date: Thursday, September 10, 2020 4:29:50 PM

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To whom it may concern:

I would like to have the zoning denied for a miniature golf course near Kiawah Island.

Thank you

Richard Kaspers

57 Eugenia Ave.

Kiawah Island, SC 29455

From: [Marcia Bonica](#)
To: [CCPC](#)
Subject: Planned Development- NO Golf!
Date: Thursday, September 10, 2020 4:29:05 PM

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Dear Commission Members:

I write today to express my negative opinion concerning the proposal to change the designation of the land on Johns Island that lies between Resurrection Road and the Kiawah Town Hall to a PUD. I do this for the following reasons:

1. Southern Johns Island's rural characteristics and way of life must be maintained in the face of relentless efforts by developers to change it in unalterable ways. Before voting, I recommend taking a drive to Myrtle Beach and see what has happened to that area. I ask that *you please vote No on the PUD application.*
2. Whether part of a PUD, or any other designation, a putt-putt golf course should never be permitted on southern Johns Island. At the very least, it is in very poor taste and is completely counter to what southern Johns Island

has been, is, and is striving to maintain: one last, relatively pristine and environmentally intact part of a South Carolina sea island. *Please vote No on the PUD application, especially putt-putt golf.*

As one who has lived on Johns Island for over 20 years, I love this special place and do not wish to see it further damaged or destroyed by business interests primarily concerned with extracting profit from it in insensitive and environmentally damaging ways.

Thank you,

Marcia J. Bonica

[3029 Seabrook Village Drive](#)

[Johns Island, SC 29455](#)

From: [Brooks Cannon](#)
To: [CCPC](#)
Subject: MINI GOLF
Date: Thursday, September 10, 2020 4:26:49 PM

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I support the mini-golf on Betsy Kerrison Parkway on Johns Island, SC.

Thank you.

Brooks Cannon
671 Sterling Dr.
Charleston, SC 29412

From: [Jennifer Massey](#)
To: [CCPC](#)
Subject: Minature Golf Course
Date: Thursday, September 10, 2020 4:26:01 PM

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To whom it may concern,

I support the miniature golf course on Betsy Kerrison Parkway, John's Island.

Sincerely,
Jennifer Massey
811A Harbor Place Drive
Charleston, SC 29412

From: [laurie knowles](#)
To: [CCPC](#)
Subject: Mini golf!
Date: Thursday, September 10, 2020 4:24:04 PM

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I think the mini golf course would be a great addition! We need some more fun, family friendly activities!

Thanks
Laurie Knowles
1006 Thrasher ct. kiAwah

Sent from my iPhone

From: [Mandy Schlender](#)
To: [CCPC](#)
Subject: Mini golf
Date: Thursday, September 10, 2020 4:22:13 PM

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I am for miniature golf on Kiawah. 1413 Duneloft Villa, Seabrook, S.C. 29455

Mandy Schlender Tantillo
iPad

From: [Terry Cherry](#)
To: [CCPC](#)
Subject: Golf charities miniature golf on John's Island
Date: Thursday, September 10, 2020 4:20:41 PM

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I am writing to support Sea Island Golf on John's Island. What an asset to the people of JI . What a wonderful opportunity for fun and giving to twelve different charities.

Terry Cherry
2471 Racquet Club Drive
Seabrook Island

Sent from my iPhone

From: willrooster@comcast.net
To: [CCPC](#)
Cc: [CCPC](#)
Subject: Rezoning application from R-4 to PUD at 4455 Betsy Kerrison Parkway, Johns Island, SC 29455
Date: Thursday, September 10, 2020 4:19:55 PM

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To: Charleston County Planning Commission

From: William H. and Carol A. Bane

RE: Zoning Map Amendment Request - 4455 Betsy Kerrison Parkway, Johns Island, SC
Request to Amend from R-4 to Planned Unit Development (PUD) designation

We are writing to oppose the above-referenced zoning amendment for property at 4455 Betsy Kerrison Parkway, Johns Island, from an R-4 to a PUD designation.

Current zoning for this area has been carefully designed by land use professionals for rational, consistent and predictable development. Applicant's plan and use for this property is clearly NOT consistent with the County's plan; nor will it foster rational or predictable future development. As a nearby neighbors, we relied on the current zoning of the entire area when making a significant investment in our home. The requested change will make this proposed scheme totally inconsistent and incompatible with adjacent properties. There have been no events in this area which have changed the nature or character of the neighborhood and thus NO justification for ANY zoning change. A putt-putt golf business and hot dog stand will substantially change the character of the neighborhood and open our neighborhood to significantly more commercial development in what is a quiet residential community.

The applicants knew or should have known the zoning designation of this land and therefore cannot claim any economic hardship resulting from not making a change in zoning. This application is patently for the petitioner's convenience and not of any necessity.

As residents and property owners, we must rely on Charleston County to protect our interests and maintain predictable land development with its stated zoning plan.

This rezoning request should be denied.

Sincerely,
William H. & Carol A. Bane
2647 Seabrook Island Road
Johns Island, SC

From: [Colleen Thornburgh](#)
To: [CCPC](#)
Subject: Putt Putt golf -- YES
Date: Thursday, September 10, 2020 4:15:37 PM

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Thornburgh
2513 The Bent Twig



Colleen Thornburgh, MSA
VP Business Development/ Senior Coach
Service Excellence Coaching, LLC.
mobile | 678.907.4712
colleen.thornburgh@serviceexcellencecoaching.com

"Coaching Leaders to Drive Results"

From: [Diane Campbell](#)
To: [CCPC](#)
Subject: Rezoning Near Kiawah
Date: Thursday, September 10, 2020 4:15:31 PM

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Ladies and Gentlemen:

I am sure you are being inundated with emails about the proposed rezoning of the plot of land off Kiawah Island for a mini golf course.

I do not claim to be an expert on this matter, nor am I aware of all the facts surrounding this issue.

I do want to say that my family has been coming to Kiawah for many, many years... and one of the most appealing things about Kiawah is its pristine beach and lovely nature... and the commitment to maintaining a natural, preserve like island.

We love Kiawah so much, that we built a large home and became residents at the end of last year. If we wanted our home to be surrounding by amusements and attractions such as mini golf, we could have chosen Myrtle Beach, Hilton Head or the New Jersey shore - at much less cost.

There is a place and market for an environment such as amusements... but I do not believe Kiawah Island or its neighboring area is one.

As I am sure you are aware, the roads and infrastructure can not handle that much more traffic The traffic now as it is is a real issue... getting on and off Kiawah Island has become more and more difficult.

I hope you and your committee will truly consider how detrimental this proposal is for our community and deny this request.

Thank you for listening.

Be safe and well,
Diane Campbell
3 Green Meadow Lane

From: [Ty Cobb](#)
To: [CCPC](#)
Subject: Putt Putt near Kiawah/Seabrook rotary
Date: Thursday, September 10, 2020 4:07:42 PM

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Please do not allow a Putt Putt to be placed near the entrance to Freshfields on or just off Betsy Kerrigan. Kiawah and Seabrook are not Myrtle Beach or South of the Border. If conservation is not an option, far more appropriate businesses like a restaurant, seafood market, music and art venue, etc. are all more in keeping with the character of these well preserved and well managed communities. It is hard to imagine given all the putting greens and courses nearby that such a business would be much of a success and when it fails that failure likely spawns an even less attractive follow on project. Thank you for your consideration.

Ty Cobb
Kiawah Island

Sent from my iPhone

From: [Frank Cassidy](#)
To: [CCPC](#)
Cc: [John Taylor](#)
Subject: 4455 Betsy Kerrison Parkway
Date: Thursday, September 10, 2020 4:06:33 PM

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To the Charleston County Planning Commission:

We oppose the request of Sea Island Gold LLC to rezone 4455 Betsy Kerrison Parkway from R-4 to Planned Unit Development. Our reasons are as follows:

- The proposed development, including a miniature golf course, is wholly out of character with the surrounding area.
- It will cause additional congestion in an area already suffering from inadequate transportation infrastructure.
- The plan to donate a portion of golf revenues to charity in November through February, when golf revenues are likely to be next to nonexistent, is an insult to our intelligence.
- While the schoolhouse on the property should be preserved as historically significant, making it part of the miniature golf course is not respectful of its history.

Sincerely,
Frank and Kathy Cassidy
31 Rhett's Bluff Rd.
Kiawah Island, SC 29455
732-216-8844

From: [Thomas Bittner](#)
To: [CCPC](#)
Subject: Proposed mini golf
Date: Thursday, September 10, 2020 4:02:20 PM

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Dear CCPC,

Please note that I am firmly against the proposed rezoning to allow the development of the putt putt golf course on Betsy Kerrison Parkway.

Sincerely yours,
Thomas Bittner
1333 Sea Elder Ct
Kiawah Island

AN ENDORSEMENT OF THE SEA ISLANDS MINATURE GOLF COURSE

To: Charleston County Planning Commission and County Council

From: Bill Britton, a resident and business owner on Seabrook Island

Date: Sept 10, 2020

Like some others that live on either Seabrook or Kiawah, I was skeptical when I heard about a miniature golf course that was being proposed on Betsy Kerrison.

BUT, after taking a tour of the property and listening to the facts and details from Todd Gerhardt this week, I am whole heartedly in favor of the project and for the Planning Commission to recommend it to the County Council and for the Council to pass it.

Unlike many, I wanted to form my opinion based on the facts of the project. All the objections I've heard in the community and on social media are unfounded generalized statements that are always made by anti- growth individuals when growth happens in a community - too much traffic, more air pollution, overload on the sewer, etc. The fact is, there is already plenty of traffic coming down Betsy Kerrison with the people living on the islands and vacationers coming year-round now. And more to come with a senior living facility and a hospital clinic approved and in the planning phases, all right down the road. How about the vacant land that will be developed adjacent to Freshfields in the future? This all adds traffic too. But you can't stop it. You just hope they are developed in a way that will add to our community, just like Todd's project will do. It's all going to happen. Is it fair to single out Todd's business and prevent it from coming?

The key to growth is having well thought out, aesthetically pleasing, quality growth. This project has of all of these characteristics.

On the tour, I discovered that Todd and his partners are going to do a first-class job in developing this new entertainment venue for our community. We are lucky to have a person such as Todd leading the way. He has our best interests at heart and will be running this business day to day. He is well known and trusted, as evidenced by all his volunteer endeavors in the community helping the "in need".

The property, when developed will have nothing taller on the property than a 41/2' water fall and bridge, other than the 1800's historical one room schoolhouse that is there now. Todd and his group are going to preserve the small frame building and use it as the check-in/office. All the rest of the property will be horizontal - golf, grass and parking, which will be surrounded by heavy landscaping.

Please vote **Yes** for this wonderful addition to our community and **Thank You** for reading

Arthur L. Glenn
6 Eugenia Avenue
Johns Island, SC 29455

September 11, 2020

Charleston County Planning Commission
4045 Bridgeview Drive
North Charleston, SC 29405-7464

Reference: PD, Sea Island Golf Course PD, for Outdoor Recreation and Food Sales at TMS 204-00-00-025

Commission Members:

Following are my public comments submitted in response to the Workshop Notification dated August 28, 2020.

I attended the public presentation by the proposer that gave me an insight of the use and requested zone variance needed to implement their plan for the golf course and food sales being proposed. I was also very much involved several years ago with Colin Cuskley to enhance this very site for display of the school house and open recreation for visitors. Colin did a great service in renovating the schoolhouse and attending it during summer weekends, so I do have some background and interest as an owner since 1984, and more recently as a resident of Kiawah Island. During that 36-year time I witnessed the growth of Kiawah Island and Seabrook Island, and the implementation of a well-designed plan for residential and commercial development.

In order for the proposed development to proceed, you the Planning Commission would need to recommend a change of the zoning from residential to a commercial zone.

My beginning question is, what was the reason for the current zoning of residential? Was it in accordance with a plan for property along Betsy Kerrison Parkway? If it was, the Commission should consider whether this application would materially affect the overall plan, especially if adjacent properties would be negatively impacted, not just this single application.

If there was no overall plan when the residential zone was established, then the Commission should develop an overall plan prior to changing the zoning. That plan should be made available to members of the public for comment.

Second question, if you recommend a zone change, have you considered the precedent you set, and the future requested changes based on this potential recommendation? Betsy Kerrison seems like an attractive location for several different commercial establishments, and

developers will be prone to request commercial zoning for building additional stores, restaurants, and shops based on such a precedent.

My thoughts on the proposed Golf Course are as follows:

- The proposers cite positive responses from potential customers from Maybank Highway residents who are 10 to 15 miles distant, but propose their main customers would come from Seabrook and Kiawah island vacation visitors. They presented no information from that customer segment. As a former marketing executive, that would make me nervous about the potential success of the proposed venture. History from Freshfields demonstrates several business failures there as a result of the developers not fully assessing the potential customer base. Freshfields was able to attract other businesses, but if the Golf Course fails there would be another unused sore sight along Betsy Kerrison Parkway.
- The proposers suggested that children could ride their bikes from Maybank Highway and surrounds, but that seems either unlikely or dangerous as it is a long ride, and in heavy traffic. If they are dependent on those for their customer base it will be a risky business proposition.
- The proposers cite generous donation to several youth groups especially Boy Scouts and Little League as an incentive. They are proposing half of the revenue proceeds for January, February, and March to be donated to charities. Those will be lean months from the Islands visitors so the benefits will be less attractive. However, the approval should not be based on the promise that donations will be made to community activities.
- The 60-car parking lot will pave a great deal of the frontage property, seriously impacting the beauty of the property, and impacting the water runoff to add to the flooding of the Parkway.
- The proposers plan to renovate the schoolhouse, and use it as the main welcoming place for customers to check-in for their golf, etc. experience. My exposure a few years ago showed that the building was in serious deterioration, required a new roof plus some understudy shoring. Now it is losing siding resulting in more weather exposure. I believe restoration would be a significant cost, and would result in an historic building that would be nearly totally renewed diminishing its value as an historic show piece.
- For those patrons from Kiawah and Seabrook who choose to ride bikes, the bike path from each community to Freshfields are safe. However, as I know from personal experience, negotiating the transition from the traffic circle and/or the end of the Kiawah Island Parkway is dangerous, and probably needs serious consideration based on the assumption that those resort islands would provide significant patrons for the Golf Course.
- Betsy Kerrison parkway currently has several eyesores and abandoned buildings, and a restaurant that has failed several times in the last few years. Also, the current real estate sales buildings were originally built as a fish and grocery market, and failed, resulting in its current use. Was the approved zoning for a fish and grocery market, and would it have been approved for its current use? As a part of the Commission's review

of the overall plan for changing the zoning, you should take into account what actions should be taken to clean-up the disheveled looks of the Betsy Kerrigan Parkway. What we have now is a particularly sad view for new visitors' impressions of the general prosperity of Johns Island and the resorts. This zoning change should take advantage of this opportunity to find solutions to make a better impression on those who might have interest in becoming owners and/or residents.

I am opposed to granting a variance for the Sea Island Golf Course because it is not consistent with current zoning, and there is no overall plan that includes it, the lack of specific data on the market size, the source of patrons, the increased traffic congestion, the travel safety of expected patrons, the impact on the watershed runoff, the uncertainty of business success, and especially that it sets a precedent for other approvals that further commercialize the parkway

I am most willing to discuss my concerns in more detail should the Commission so desire. Thank you for this opportunity to provide inputs to your deliberations.

Arthur L. Glenn

-

From: [Michael O'Donnell](#)
To: [CCPC](#)
Subject: Mini Golf Johns IIsand
Date: Friday, September 11, 2020 12:04:54 PM

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Hi.

I live in Stonoview on Johns Island and think the proposed miniature golf will bea of great benefit for the children of our community. Please vote YES.

thank you
MSO

From: [Darrell Johnson](#)
To: [CCPC](#)
Subject: Proposed Mini Golf Course on Betsy Kerrison
Date: Friday, September 11, 2020 11:58:11 AM

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There are two reasons I believe this is a bad idea. Kiawah and Seabrook continue to add residents and with that expansion, traffic. Betsy Kerrison is a divided road with a relatively high speed limit. There are many points of entry/exit along that road and often we learn of traffic accidents. A commercial business that is geared to families will add to the mix of cars, trucks and construction vehicles using this road. Traffic turning into a tourist destination so close to the circle, or worse, traffic backing up to get into the mini-golf course, could be disastrous!

Another consideration very important to all of us island residents is the aesthetics of the area. A mini-golf course hardly aligns with those aesthetics. Even if a “tasteful” design is promised, we all know that once the zoning has changed and the area is built up, owners can change, usage can change, signage and commercial lighting can undermine the beauty of this area and any promise of “tasteful” can be long forgotten.

On behalf of all the residents of Seabrook and Kiawah Island who have chosen to move here to enjoy the quiet, unspoiled and beautiful environment, we strongly encourage you to vote against this development.

Thank you for your consideration,
Darrell Johnson
86 Jackstay

From: [Steve Green](#)
To: [CCPC](#)
Subject: PD: Sea Island Golf Course PD TMS 204-00-00-025 opposition
Date: Friday, September 11, 2020 11:56:07 AM

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Dear Planning Commission,

This letter is to let you know we are strongly opposed to the Sea Island Golf Course PD TMS 204-00-00-025.

We shop frequently at Rosebank Farms vegetable market, and traffic coming around the curve is already dangerous. The local residents who have egresses onto Betsy Kerrison Blvd. already have a hard time exiting their driveways, and this would make the problem much worse.

Any other ingress and egress in that area will be very dangerous and a hazard to all who travel there. There is much traffic from workers travelling to and from Kiawah and Seabrook, and with a 50 mph speed limit many workers speed at 60 mph going to their next job or off-work for the day.

Tourists travelling Betsy Kerrison Blvd. in that area are unaware of the speed and distracted driving of the construction workers that frequent that area. It can be like a speedway!

I also oppose the Sea Island Golf Course because of the nature of the business. It contributes nothing to the rural nature of Johns Island, and would actually distract from the surrounding farmland and wooded areas. This is a rural area composed of wooded estates and farmland such as Walnut Hill, and a golf course is against the pristine nature of the land.

A golf course would have extreme lighting that would go against the rural area, and would be an eyesore to all who travel, with the bright lights on at night. This is a rural area, quiet and dark at night, and should remain that way!

Please vote NO for this Planned Development.

Thank you.

Steve Green
Helen Greenfield
2156 River Rd.
Johns Island, SC 29455

From: [Marlisa Bannister](#)
To: [CCPC](#)
Cc: [Marlisa Bannister](#)
Subject: PUD on Betsy Kerrison Parkway
Date: Friday, September 11, 2020 11:55:51 AM

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This is Marlisa K. Bannister, 377 Green Winged Teal Rd, Kiawah Island, SC 29455, and I am in full support of the PUD proposed for a unique miniature golf course and restoration of Walnut Hill Schoolhouse, benefitting local charities. Please grant this request. Thank you. Marlisa Bannister

Marlisa K. Bannister, President & COO
Bannister & Associates-SC, Inc.
MOBILE PHONE: 614-506-2165
E-MAIL: marlisa@bannister.com
RESIDENCE & OFFICE:
377 Green Winged Teal Rd
Kiawah Island, SC 29455-5616

From: [Leigh Cobb](#)
To: [CCPC](#)
Subject: Opposition to proposed zoning change
Date: Friday, September 11, 2020 11:55:46 AM

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To: Charleston County Planning Commission

From: Leigh Cobb, 2 Ocean Course Drive, Kiawah Island

RE: Zoning Map Amendment Request to change 4455 Betsy Kerrison Parkway, Johns Island, SC from R-4 to a Planned Unit Development (PUD) designation

I am writing in opposition to the above-referenced zoning change to the property at 4455 Betsy Kerrison Parkway, Johns Island, from an R-4 to a PUD designation. The zoning amendment has been submitted by Sea Island Gold LLC so that the parcel may be used for a miniature golf facility for outdoor recreation and food services.

The proposed use of the property for an outdoor miniature golf venue with food services is significantly different from the use of other properties in this area. The proposed use would create a significantly higher volume of traffic. The duration of time that each vehicle will remain on premises will increase as well. Ancillary uses involving food services will also change the character of this part of Johns Island.

In addition, I am concerned that:

- the road infrastructure is inadequate to support the resulting increase in traffic;
- the character of the area, which currently has only limited commercial operations, will be altered increasing vehicular traffic, people, noise and lights well into evening hours as well as increasing litter and discarded refuse in the area
- the proposed use is not consistent with the character of the neighborhood;
- modifying the use of this parcel will lead to a snowball effect and increase commercialization along Betsy Kerrison Parkway.

Finally, at the time the applicants purchased the property, they were well aware of the current zoning allowances.

Thank you for considering my point of view.

From: [Jim Bannister](#)
To: [CCPC](#)
Subject: PUD on Betsy Kerrison Parkway
Date: Friday, September 11, 2020 11:52:22 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

This is James R. Bannister, 377 Green Winged Teal Rd, Kiawah Island 29455, and I am in full support of the PUD proposed for a unique miniature golf course and restoration of Walnut Hill Schoolhouse, benefitting local charities. Please grant this request. Thank you. Jim Bannister

From: [Maggie Grzecki](#)
To: [CCPC](#)
Subject: Rezoning
Date: Friday, September 11, 2020 11:41:41 AM

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This email records my opposition to the proposed rezoning of property located at 4455 Betsy Kerrison Parkway, Johns Island, SC 29455 to Planned Unit Development and, in particular, to a proposed use as a miniature golf facility referenced as Sea Island Golf Course.

Maggie B. Grzecki

79 Trailing Vine Way

Johns Island, SC 29455

From: [Kelsey Barlow](#)
To: [Niki R. Grimbali](#); [Anna C. Kimelblatt](#)
Subject: FW: Contact From CharlestonCounty.org
Date: Friday, September 11, 2020 11:40:54 AM

From: Kelsey Barlow **On Behalf Of** Public Info
Sent: Friday, September 11, 2020 11:35 AM
To: Cocoyeo@aol.com
Subject: RE: Contact From CharlestonCounty.org

Jay,

Our Zoning and Planning Department will have information about any public hearings or comment periods regarding the property mentioned below. You can find information on their Website at <http://www.charlestoncounty.org/departments/zoning-planning/index.php> or contact them directly at 843-202-7200.

From: Cocoyeo@aol.com <Cocoyeo@aol.com>
Sent: Thursday, September 10, 2020 6:47 PM
To: Public Info <PublicInfo@charlestoncounty.org>
Subject: Contact From CharlestonCounty.org

First Name: Jay

Last Name: Yeomans

Email: Cocoyeo@aol.com

Phone: 7043405560

Question/Comment: We are against the miniature golf playground on Betsy Kerrison Pkwy
940 sealoft villa, seabrook is.and, sc

From: [Kelsey Barlow](#) on behalf of [Public Info](#)
To: [Niki R. Grimbali](#); [Anna C. Kimelblatt](#)
Subject: FW: Contact From CharlestonCounty.org
Date: Friday, September 11, 2020 11:40:19 AM

From: SIXCHURCHILLS@GMAIL.COM <SIXCHURCHILLS@GMAIL.COM>
Sent: Thursday, September 10, 2020 4:53 PM
To: Public Info <PublicInfo@charlestoncounty.org>
Subject: Contact From CharlestonCounty.org

First Name: ROBERT

Last Name: CHURCHILL

Email: SIXCHURCHILLS@GMAIL.COM

Phone: 12622715203

Question/Comment: I want to vote AGAINST the proposed miniature golf Betsy Kerrison Parkway. We are owners of 948 Sealoft, Seabrook Island

From: [Wayne M. Grzecki](#)
To: [CCPC](#)
Subject: Rezoning Betsy Kerrison Parkway
Date: Friday, September 11, 2020 11:35:54 AM

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This email records my opposition to the proposed rezoning of property located at 4455 Betsy Kerrison Parkway, Johns Island, SC 29455 to Planned Unit Development and, in particular, to a proposed use as a miniature golf facility referenced as Sea Island Golf Course.

Wayne M. Grzecki
79 Trailing Vine Way
Johns Island, SC 29455

From: [Susan Cauttrell](#)
To: [CCPC](#)
Subject: PUTT-PUTT DISCOURSE
Date: Friday, September 11, 2020 11:28:33 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

This topic is like the Loch Ness monster..... it just will not go away . It keeps arising in a different format year after year. My concern about developing that tract of land does not seem to be gathering traction, so I will repeatwhy does ANYTHING have to go into that parcel of land?????

Other than TAX REVENUES benefitting the county of Charleston whose council to date has done zero, nada, zilch, nil to enable the residents of KiawH ISLAND, Seabrook and the outer reaches of Johns Island to easily access downtown emergency facilities either by a flyway @ Main Road & Savannah Highway OR developing I-526 to include River Road????? I am terrified of being a patient in one of those EMT vans, trying to be maneuvered from, someday, the MUSC facility on Seabrook Road, but in the meantime from my abode on West Beach around the roundabout through traffic congestion inherent with either a commercial entity like a putt-putt golf course, or a residential condominium facility. Why does ANYTHING have to be installed or raised on the east side of the Betsy Kerrigan Parkway that cannot help but IMPEDE emergency traffic????

My objection to this proposal is that it has the POTENTIAL to jeopardize the lives of countless full time residents of the area in favor of entertaining comparatively few part time Or non-local visitors for a few seasons of the year while generating profits designated for preferred charities during the least populated months of the year. We live OUTSIDE the beltway. The participants on the Charleston Council have very little if at all any clue about the ramifications of trying to be taken to the downtown medical facilities from out here on a two lane highway that General SHERMAN used to march his troops into downtown Charleston a millennium ago! They don't know what it's like to be stalled by a draw bridge over the Intracoastal waterway allowing a boatload of party goers to pass underneath unscathed in a sailboat with a ten story mast or a double-wide trailer maneuvering its way inch by inch on a road not much wider than a goat path, blocking everything behind it for miles, during weekday hours so as not to have to purchase a permit to transport during off hours at double or maybe even triple time expense. May God bless me or my husband that we can SCHEDULE our emergency forays Into the city so as not to be delayed by either of the two above realistic scenarios!

So I am VEDDY opposed to the LOCATION of the proposed development and I don't care how it is zoned..... PUD or SCUD or MUD! Anything on the EAST side of the parkway that generates daytime or night time tax revenue has the POTENTIAL of interfering with emergency vehicles and anything anywhere else on the parkway that we full time residents have to pass and look at 12 months a year for the pleasure and entertainment of non-locals or tourists who vacay here a couple of weeks, if that, a year, is an affront to us residents who already pay a substantial proportion of Charleston County's tax base and have no emergency access to show for it and precious little hope of ever Having a decent emergency throughway into the city. Someone more eloquent than I said it much more succinctly earlier, "6 Flags Over Kiawah?" We already accommodate a county beach. After an amusement park, what next? A petting zoo? How 'bout a used car lot? What about a trailer park? Maybe a brothel? Hopefully we'll both be gone by then, maybe because we couldn't be transported into the downtown facilities quickly enough, and there will be some who remember, "I told you so!"

Susan S. Cauttrell
267 Sea Marsh Drive
314-724-5764

Sent from my iPhone

From: [Mari Will](#)
To: [CCPC](#)
Subject: Kiawah putt putt rezoning
Date: Friday, September 11, 2020 11:23:27 AM

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As a property owner at 22 Ocean Course Dr and Charleston County tax payer, I am writing to oppose the proposed rezoning of a parcel of land near the entrance to Kiawah Island on Betsy Kerrison Parkway. The commercial transformation would permanently alter the scenic beauty of the area and permanently degrade the experience of living in such beauty—the attraction which has brought so much high property tax revenue to your coffers. The development proposed would begin a devolvement into a Myrtle Beach style environment, with all its attendant traffic and civil disorder issues.

Please do not approve this re-zoning.

Mari Will
22 Ocean Course Drive
Kiawah Island, SC
301-717-0185

From: [Ted Brush](#)
To: [CCPC](#)
Subject: Possible Re-Zoning of Tract of Land, Betsy Kerrison Parkway near Resurrection Rd., Johns Island
Date: Friday, September 11, 2020 11:13:54 AM

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Dear Council Members, It doesn't seem at all appropriate to me to change the zoning of this particular parcel of land to commercial from residential. Residential opportunities perhaps could provide less of a commute for a number of employees who currently work on the Sea Islands and in the nearby shops, banks, restaurants etc of Fresh Fields.

In addition, I think we all realize that the Sea Island residents and towns are already heavily involved in supporting a number of local charities and non profits if this was a part of the appeal for the change. To conclude, hopefully you will consider my correspondence when a vote is taken.

Regards,

Theodore Brush
72 Tradd St
Charleston

From: [Wood, Brian](#)
To: [CCPC](#)
Subject: Miniature Golf Proposal on Betsy Kerrison Parkway
Date: Friday, September 11, 2020 11:11:48 AM

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I would like to vote AGAINST the proposal to build a Miniature Golf site next to the Kiawah Island town hall.

Brian Wood
2626 High Hammock Road Seabrook Island
.

From: cbernard9077
To: [CCPC](#)
Cc: [dennis bernard](#)
Subject: Planned Development Request For Putt Putt on Bohicket Road
Date: Friday, September 11, 2020 11:03:56 AM

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Dear Planning Commission members,

We wish to add our names to the long list of residents of the sea islands who oppose the building and development of a 35 hole miniature golf facility on Betsy Kerrision Parkway, near the entrance to Kiawah Island.

We have lived on Kiawah Island for a very long time, since 1992. We chose this singular place, along with Johns Island, because of the emphasis on protecting its natural beauty, in part by limiting the amount and type of commercial development here. (We did NOT want to see it slowly begin to resemble Hilton Head—ever.). We feel that a putt putt golf course is just NOT in keeping with ensuring that the rural nature and history of Johns Island and its citizens will be preserved. (Moreover, it made us particularly and deeply sad to think that such a historically important one-room schoolhouse, now on the site of the original Rosebank Farms, might be turned into the “gateway” for this project.

Please vote NO on this proposal.

Appreciatively,
Dr. Dennis and Carolyn Bernard
40 Marsh Edge Lane
Kiawah Island, SC 29455

From: [BZA](#)
To: [Anna C. Kimelblatt](#); [Niki R. Grimball](#); [CCPC](#)
Subject: FW: Miniature Golf
Date: Friday, September 11, 2020 10:58:24 AM

-----Original Message-----

From: SCOTT CLARK <buck592@aol.com>
Sent: Thursday, September 10, 2020 9:27 PM
To: BZA <BZA@charlestoncounty.org>
Subject: Miniature Golf

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Zoning Commission....

I am against the building of a miniature golf Business outside the Kiawah/Seabrook complex.

Sincerely,

Paul Scott Clark
2501 The Haul Over
Seabrook Island, SC

Sent from my iPhone

From: [Sara Sacco](#)
To: [CCPC](#)
Subject: Proposed Putt-Putt Golf on Kiawah Island.
Date: Sunday, September 13, 2020 5:50:09 PM

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Dear sir or madam,

I am writing to oppose the rezoning of the land on Betsy Kerrison. Kiawah Island and Seabrook Island are unique. This area is not meant to be a huge commercial venture like Hilton Head and Myrtle Beach. I don't feel that this venture would be in the best interest of the island.

Sara Sacco
64 Belmeade Hall
Kiawah Island, SC

From: [Camley Hitti](#)
To: [CCPC](#)
Subject: Putt Putt OPPOSED
Date: Sunday, September 13, 2020 3:03:23 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I am opposed to the Putt Putt proposal. We do NOT want Mytle Beach or anIPO atmosphere.

Seems to me there is plenty of available land on 17. Put it there. Not here.

Camley Z. Hitti
camley926@gmail.com
315-527-5453 (c)
Johns Island, Sc 29455

From: [Michael Schachet](#)
To: [CCPC](#)
Subject: Re: Comment Regarding Proposed Planned Development Plan, Sea Island Golf Course
Date: Saturday, September 12, 2020 11:04:49 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

In case you need personal identification information related to the public comments, the attached comment was from:

Michael and Jennifer Schachet
319 Palm Warbler Road
Kiawah Island, SC 29455

On Fri, Sep 11, 2020 at 4:56 PM Michael Schachet <mschachet@gmail.com> wrote:

PLEASE DO NOT APPROVE the rezone request at 4455 Betsy Kerrison Parkway.

Apparently, the property owner wants the property rezoned in order to build a miniature golf course, which would drastically and negatively compromise the area's current and desired residential feel. Further, after being turned down the first time, it now appears that the property owner has added bocce courts and food service to the planned development in hopes that these additions would help with approval. To us, however, those additions make the proposal even worse. In essence, these newly proposed additions prove the 2nd reason we've stated for disapproval below, which is that "attractions" attract more attractions. Reasons we're requesting disapproval include:

- 1. The Proposal Violates the Area's Residential Feel::** The proposed use for the property is in direct conflict with the type of atmosphere and "feel" that we currently have and want to retain for the Sea Islands. The whole reason we and many other owners picked Kiawah as our home in the first place was because of its quiet, peaceful, secluded, residential feel. For many years, we've described our Sea Island area paradise as exactly what it is - one of the last great places to come to relax and get away from the hustle and bustle of the big city and from the commercialized, stereotypical spring break hangouts like Myrtle Beach. If someone wants to partake in miniature golf or other similar activities (movie theaters, go-carts, fast-food restaurants, etc.), they should go to one of the many already existing areas that cater to that type of lifestyle. Don't change our lifestyle to match theirs! Conversely, if someone wants to get away from the big city and / or hustle and bustle of commercialized areas, then this is the place. We don't want to lose that distinction!!!!!! Please don't ruin our beautiful respite.
- 2. "Attractions" Attract More Attractions:** The proverbial slippery slope is a very real danger. Please take extra care with this request because it asks for something that is so different from what currently exists, and it could represent the beginning of a 180 degree change for the area. Once one miniature golf unit is approved, it will be hard to stop the floodgates. That may seem good in the short-term, but it won't take long before that completely ruins the one unique distinguishing character the Sea Islands currently enjoy. Without much imagination, we could soon be just another Isle of the Palms or one of many other destination spots that are virtually indistinguishable from each other.

3. **Rezoning Danger:** The proposed rezone appears to allow amusement parks, miniature golf courses, race tracks, etc. If the proposed rezone is approved, there's no telling what will come next. It's all bad.
4. **The Proposal Compromises Drainage:** Any change that increases the property's impervious square footage would negatively affect how quickly the area drains after significant rains. Betsey Kerrison already floods with major rainfalls. Increasing impervious square footage anywhere close to Betsy Kerrison will only make the flooding worse. Betsey Kerrison is the only hurricane evacuation option for Kiawah / Seabrook residents. We shouldn't make an already dangerous situation more dangerous.
5. **There is Insufficient Infrastructure:** Obviously, more "attractions" on Betsey Kerrison will increase traffic on Betsey Kerrison, Bohicket, Main Road, Maybank, River Road, and the Main Road / Savannah Highway intersection. We already have a traffic problem, and the proposed change would make it worse.

We need smart growth; not misguided growth. This proposed growth is misguided. It:

- conflicts with the area's current, peaceful, quiet atmosphere;
- will set a precedent for other developers to want to do the same or worse
- compromises drainage
- worsens the already existing traffic problems

Please oppose this rezoning request! Please keep what's left of the rural feel of Johns Island and the peaceful, beautiful nature of the Sea Islands!

Thank you.

From: [AnneSutton](#)
To: [CCPC](#)
Subject: Re mini golf Betsy Kerrison
Date: Friday, September 11, 2020 11:06:31 PM

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Against:
Anne and Brian Sutton
3741 Seabrook Island Road
Johns Island, SC

Sent from my iPhone

From: [Jack Wilson](#)
To: [CCPC](#)
Subject: Putt putt @Kiawah
Date: Friday, September 11, 2020 9:15:40 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I am for the Putt-Putt on Johns Island. Good clean family fun.

Sent from my iPhone

From: [Gina Nienaber](#)
To: [CCPC](#); [Melissa Slone](#)
Subject: 36 Hole Miniature Golf Course on Betsy Kerrison Parkway
Date: Friday, September 11, 2020 5:22:48 PM

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September 11, 2020

To Whom It May Concern,

I am a resident on Kiawah Island and own and live at 4665 Tennis Club Lane. My wife and I, Melissa Slone *are opposed to* building a *36 Hole Miniature Golf Course* on Betsy Kerrison Parkway next to the Kiawah Island Town Center. One of the main reasons we purchased on Kiawah Island was because of the remote and rural nature and look and feel of the island as well as the absence of tourist attractions surrounding the island.

We feel the above-mentioned proposed project would be a gateway to many other people who will look to do similar projects, rather than maintain the two most amazing places left on the east coast; Kiawah Island and Seabrook Island.

My sister, her husband and their seven children visited a few summers back. I clearly remember when my brother-in-law told me he was so extremely happy Kiawah Island and the surrounding area was nothing like Myrtle Beach. He said it was the best family vacation ever. He told me *the absence of attractions* (such as the newly proposed 36 Hole Miniature Golf Course), is what brought his family closer together. This allowed them to stay on the island, ride bikes, go to the beach and hang out and connect as a family. Whereas, when visiting places like Myrtle Beach, all they do is run from one tourist attraction to the next spending thousands of additional dollars and ending up exhausted and disconnected.

We oppose the miniature golf course because we would oppose *any and all proposals* which involve building tourist attractions right outside the gates of two of the remaining natural American treasures- Kiawah Island and Seabrook Island.

In our opinion, the property would be much better suited as a nature preserve land or an organic farm stand as it had served the community for so many years in the past.

Thank You,

Gina Nienaber
513-262-9221

Melissa Slone
843-261-3172

4665 Tennis Club

Kiawah Island, SC
29455

From: [Michael Schachet](#)
To: [CCPC](#)
Subject: Comment Regarding Proposed Planned Development Plan, Sea Island Golf Course
Date: Friday, September 11, 2020 4:56:31 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

PLEASE DO NOT APPROVE the rezone request at 4455 Betsy Kerrison Parkway. Apparently, the property owner wants the property rezoned in order to build a miniature golf course, which would drastically and negatively compromise the area's current and desired residential feel. Further, after being turned down the first time, it now appears that the property owner has added bocce courts and food service to the planned development in hopes that these additions would help with approval. To us, however, those additions make the proposal even worse. In essence, these newly proposed additions prove the 2nd reason we've stated for disapproval below, which is that "attractions" attract more attractions. Reasons we're requesting disapproval include:

1. **The Proposal Violates the Area's Residential Feel::** The proposed use for the property is in direct conflict with the type of atmosphere and "feel" that we currently have and want to retain for the Sea Islands. The whole reason we and many other owners picked Kiawah as our home in the first place was because of its quiet, peaceful, secluded, residential feel. For many years, we've described our Sea Island area paradise as exactly what it is - one of the last great places to come to relax and get away from the hustle and bustle of the big city and from the commercialized, stereotypical spring break hangouts like Myrtle Beach. If someone wants to partake in miniature golf or other similar activities (movie theaters, go-carts, fast-food restaurants, etc.), they should go to one of the many already existing areas that cater to that type of lifestyle. Don't change our lifestyle to match theirs! Conversely, if someone wants to get away from the big city and / or hustle and bustle of commercialized areas, then this is the place. We don't want to lose that distinction!!!!!! Please don't ruin our beautiful respite.
2. **"Attractions" Attract More Attractions:** The proverbial slippery slope is a very real danger. Please take extra care with this request because it asks for something that is so different from what currently exists, and it could represent the beginning of a 180 degree change for the area. Once one miniature golf unit is approved, it will be hard to stop the floodgates. That may seem good in the short-term, but it won't take long before that completely ruins the one unique distinguishing character the Sea Islands currently enjoy. Without much imagination, we could soon be just another Isle of the Palms or one of many other destination spots that are virtually indistinguishable from each other.
3. **Rezoning Danger:** The proposed rezone appears to allow amusement parks, miniature golf courses, race tracks, etc. If the proposed rezone is approved, there's no telling what will come next. It's all bad.
4. **The Proposal Compromises Drainage:** Any change that increases the property's impervious square footage would negatively affect how quickly the area drains after significant rains. Betsy Kerrison already floods with major rainfalls. Increasing impervious square footage anywhere close to Betsy Kerrison will only make the flooding worse. Betsy Kerrison is the only hurricane evacuation option for Kiawah / Seabrook residents. We shouldn't make an already dangerous situation more dangerous.

5. **There is Insufficient Infrastructure:** Obviously, more "attractions" on Betsey Kerrison will increase traffic on Betsey Kerrison, Bohicket, Main Road, Maybank, River Road, and the Main Road / Savannah Highway intersection. We already have a traffic problem, and the proposed change would make it worse.

We need smart growth; not misguided growth. This proposed growth is misguided. It:

- conflicts with the area's current, peaceful, quiet atmosphere;
- will set a precedent for other developers to want to do the same or worse
- compromises drainage
- worsens the already existing traffic problems

Please oppose this rezoning request! Please keep what's left of the rural feel of Johns Island and the peaceful, beautiful nature of the Sea Islands!

Thank you.

From: [Dorothy Bowen](#)
To: [CCPC](#)
Subject: 4455 Betsy Kerrison Rezoning
Date: Friday, September 11, 2020 4:06:05 PM

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From: Dorothy Bowen
To: CCPC
Date: Friday, September 11, 2020

My husband and I have been property owners on Kiawah since 1989, and we are now full time residents. We want to express our strong opposition to the proposed rezoning of the property 4456 Betsy Kerrison Parkway for several reasons. Our concerns are: additional traffic and parking to an already busy area; possibility of even more commercial development and therefore even more traffic, parking, and safety problems; loss of aesthetic beauty and displacement of animal habitat; reduction of quality of life and reduction of real estate values in the area due to over commercialization and over development. It is also a very unpopular change among many residents and property owners in the area. As full time residents, we ask you to consider our strong opposition to this proposal and to not permit it. Thank you.

Dorothy Bowen (and JH Bowen)
246 Glen Abbey
Kiawah Island, SC

From: [Mary Jo Armbrust](#)
To: [CCPC](#)
Subject: 4455 Betsy Kerrigan Rezoning
Date: Friday, September 11, 2020 3:48:13 PM

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We are writing in opposition to the rezoning of Betsy Kerrigan Parkway to allow construction of a miniature golf course.

Charleston Country is rich in history, culture and natural beauty, but this type of rezoning is not in keeping with those qualities. We feel the county Planning Commission should not rezone on a parcel by parcel basis. A long range plan is needed with community input. The rezoning of this parcel is not in alignment with the comprehensive Johns Island development plan. A Planned Unit Development including a miniature golf course is disrespectful of the rural culture of Johns Island, bringing commercialization to an area that is unique in its environmental setting.

We have nothing against miniature golf per se, but bringing more traffic to a series of dangerous and already dangerously overcrowded roads (Main, Bohicket, and Betsy Kerrigan, not to mention Maybank and River Roads) seems the height of folly. Traffic and congestion are already an issue on John's Island. Over commercialization will only make it worse.

Please consider your vote carefully, does this project really belong in a basically rural residential neighborhood!?

Respectfully submitted,
Fred and Mary Jo Armbrust
Johns Island

From: [Robert Halayko](#)
To: [CCPC](#)
Cc: cweaver@kiawahisland.org
Subject: Proposed Johns Island Putt-Putt
Date: Friday, September 11, 2020 3:18:03 PM

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As property owners on Kiawah Island (152 Treeduck Ct) we would like to add our names to those opposed to the miniature golf facility proposed for Johns Island. Part of our objection is based on the absence of plans, drawings, or visuals of what this facility might look like. What would it look like from Betsy Kerrison? Would it also be merely the "foot in the door" for subsequent, and perhaps more controversial projects.

A more important consideration that I don't see mentioned is the fact that the 10 mile stretch of Bohicket Road from Maybank to Freshfields is a South Carolina Scenic Byway. Would putt-putt golf with the parking and activity be consistent with the supposed "scenic, cultural, historic, natural, recreational, commercial, and economic" character of such routes and surrounding areas. With less than 20 Byways receiving that distinction in all of South Carolina (perhaps a few hundred out of the thousands and thousands of miles of state roads), it seems reasonable to assume there are higher aesthetic and developmental standards that a proposal would have meet. Bohicket is also the gateway to the homes and dwellings of people who bought not for access to boardwalk concessions but for the ambience and beauty of the scenery. Arguably it is hard to imagine that a putt-putt will improve a Byway. There are other more appropriate areas on Johns Island to place one.

Bob and Kathy Halayko

From: [Jennifer Bennice](#)
To: [CCPC](#)
Subject: proposed golf course
Date: Friday, September 11, 2020 2:30:08 PM

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Hello,

I support the approval and construction of the miniature golf course on Betsy Kerrison Parkway on Johns Island.

Sincerely,
Jennifer Bennice

2726 Starfish Drive
Johns Island, SC 29455
843-330-8663

From: [Berkeley Downie](#)
To: [CCPC](#)
Subject: OPPOSE DEVELOPMENT
Date: Friday, September 11, 2020 2:18:09 PM

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To Whom It May Concern:

Please use this as a formal request in opposition to zone the property near the round-about to be developed into a mini-golf center. I visit friends every summer in Kiawah and I think it would significantly, and more importantly, negatively impact the experience. Please consider this alteration an unwanted change to the beautiful existing landscape.

Sincerely,

Berkeley Downie
Friend of a Kiawah resident

From: [Catherine Sweet](#)
To: [CCPC](#)
Subject: NO mini golf center
Date: Friday, September 11, 2020 2:00:56 PM

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I am opposed to the development of a mini golf center as it will alter the experience of Kiawah for its residents and visitors!!!

Thank you
Catherine Sweet

Sent from my iPhone

From: [Lisa O'Donnell](#)
To: [CCPC](#)
Subject: Miniature golf
Date: Friday, September 11, 2020 12:27:49 PM

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I vote yes for this to be built by the Freshfields village. I think it would be a great addition to our community and visiting families with kids.

Sent from my Verizon, Samsung Galaxy smartphone

From: [Charles Septer](#)
To: [CCPC](#)
Subject: Proposed Miniature Golf
Date: Monday, September 14, 2020 4:49:50 PM

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We have lived full time on John's Island since 2001. I appreciate the rural nature of the island and therefore oppose a permit to build a 36 hole miniature golf course on Betsy Kerrison Parkway. It is my understanding that this subject is on the Charleston County agenda within the next few days. Please vote NO to any/all permit request for this build.

Thank you,
Charles Septer
2995 Hidden Oak Drive
Seabrook Island, SC 29455
cell 843-425-0801

Sent from my iPad

From: [Charles Septer](#)
To: [CCPC](#)
Subject: Proposed Miniature Golf
Date: Monday, September 14, 2020 4:49:50 PM

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We have lived full time on John's Island since 2001. I appreciate the rural nature of the island and therefore oppose a permit to build a 36 hole miniature golf course on Betsy Kerrison Parkway. It is my understanding that this subject is on the Charleston County agenda within the next few days. Please vote NO to any/all permit request for this build.

Thank you,
Charles Septer
2995 Hidden Oak Drive
Seabrook Island, SC 29455
cell 843-425-0801

Sent from my iPad

From: [Doug Pyle](#)
To: [CCPC](#)
Cc: [Becky Pyle](#)
Subject: reject the application for Kiawah Island Putt-Putt
Date: Monday, February 22, 2021 1:15:52 PM
Attachments: [Outlook-03brahlq.png](#)

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Thank you for hearing our objections and concerns. We fervently object to having a Putt-Putt built on Kiawah/Johns Island. We are not in a group that opposes all change to local progress. This idea, though, of a Putt-Putt course is not at all in keeping with the nature of Kiawah. We have come to Kiawah from the Northeast to this spot, indeed, because it does not have these types of amusements (nor taffy shops, Ferris Wheels, Fun Houses, etc).

Please do not allow the Jersey Shoreification of Kiawah ...leave that to Myrtle Beach...and please vote to deny this application.

Thank you,

Doug and Becky Pyle
241 Glen Abbey, Kiawah Island

 **RADNOR CAPITAL
MANAGEMENT, LLC**
Investment Counsel
D. H. Pyle
Radnor Capital Management, LLC
38 West Avenue
Wayne, Pennsylvania 19087
610-674-0403
doug.pyle@RadnorCM.com
www.RadnorCM.com

From: kuckert@comcast.net
To: [CCPC](#)
Subject: Proposed Rezoning of 4455 Betsy Kerrison Parkway, Johns Island
Date: Monday, February 22, 2021 12:55:14 PM

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Hello;

Regarding the request to rezone 4455 Betsy Kerrison Parkway, I am concerned about the impact on our safety which comes with the increase in vehicle and pedestrian traffic this business which will draw;

- 36 hole mini golf business, two bocci courts
- a parking lot to accommodate 75 vehicles
- concession stand which allows for additional patrons and traffic beyond the use of golf and bocci ball
- lack of a formal traffic study to include turning lanes, shoulder/bike path, entrance/exit off BK Parkway
- proximity to the traffic circle and with two merging lanes of traffic
- recent increased frequency of traffic accidents and injuries on BK Parkway

For the reasons stated above I ask that you decline the request for approval.

Regards,

Kevin Uckert
Sea Marsh Drive
Kiawah Island, SC

From: [Bill Beaman](#)
To: [CCPC](#)
Subject: PROPOSED REZONING OF THE LOT ON BETTY KERRISON PARKWAY
Date: Monday, February 22, 2021 1:20:32 PM

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I am writing to voice my disapproval with the proposed rezoning for the property noted above to allow a mini golf facility to be built neat the entrances to Kiawah and Seabrook Island. As a home owner on Kiawah, one of the things that attracted my family to the area and what keeps us as a home owner there is the way non-commercialization of the area. My family has been coming to Kiawah for over 20 years and my kids love coming to Kiawah. One of the reasons is that they did not have to deal with things like mini golf and were content to sit on the beach, go on bike rides or just simply go nature hunting. If we wanted things like mini golf, batting cages or go-carts, we would vacation somewhere else.

Allowing a place like this near the entrance to Kiawah & Seabrook, will open up the roads leading into these beautiful islands into more development for ever changing the flavor of the area. The roads leading into Kiawah/Seabrook are already over used and subject to major accidents - some fatal. This development will force people driving toward the facility to make an illegal U-turn, pull into the Kiawah Municipal Center or go through the round about in front of Freshfields. None of these alternatives are good ones.

None of the above issues takes into account the impact on the environment. The ecosystem is a very fragile thing and the more non-important development done will slowly ruin this ecosystem. One of the attractions of Kiawah/Seabrook is how well the impact on natural habitats are taken into account when development is done. But a mini-golf facility is not the type of development this area needs. I would rather see some sort of affordable housing for all the people working on the islands or even some retail / dining facilities that wont be just a large parking lot and paved over area for mini-golf lit up till late at night like

Times Square.

I appreciate that the owner(s) of this lot have the right to make money on some sort of development. But it something that fits in to the rest of the area ascetically and will not hurt the ecosystem. If they are bent on building such a facility, they should go where it will fit in more with the surrounding area like out on Rt 17 or on Maybank Farms Rd - not outside the entrance to Kiawah/Seabrook.

Thanks,

Bill Beaman

From: [joan grava](#)
To: [CCPC](#)
Subject: Opposition to the proposed Putt Putt
Date: Monday, February 22, 2021 12:24:21 PM

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As Kiawah Island residents, we oppose the proposal for Putt Putt on Betsy Kerrison.

It's already a dangerous corridor for traffic and the noise and light that would be generated would negatively impact the fragile ecosystem of this part of the low country.

Respectfully,

Joan & Derrick Grava

From: [Mark Bosko](#)
To: [CCPC](#)
Subject: Proposed Putt Putt near entrance to Kiawah and Seabrook Islands
Date: Monday, February 22, 2021 1:21:06 PM

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To the Charleston County Planning Commission

I am writing in opposition to the planned Putt Putt development near the entrance to Kiawah and Seabrook Islands. The reasons are many – safety, traffic, environmental impact top the list. One must also consider the natural beauty of the barrier island region and work to preserve this naturally bucolic area as much as possible. My wife and I located a second home in Seabrook five years ago, invested in property and remodeling, support local charities such as Backpack Buddies and other initiatives to assist the underserved and have intention to make this our permanent home upon retirement because of its one-of-a-kind culture and quiet, clean and friendly ways. To bring overt commercialism such as a Putt Putt course to this region is not something we would have any favor in seeing. Please consider the irreparable damage such development would do to the barrier island community and do not approve it moving forward.

Thank you



Mark Bosko
VP Marketing and Public Relations
1900 23rd St., Cuyahoga Falls, OH 44223

Office: (330) 971-7420

Mobile: (330) 608-7395

Fax: (330) 971-7277

mbosko@westernreservehospital.org

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From: [Linda Fein](#)
To: [CCPC](#)
Subject: NO mini golf on Johns Island!
Date: Monday, February 22, 2021 1:28:11 PM

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The proposed zoning change for a large parcel on Betsy Kerrison just north of the TOKI offices is wrong on so many levels.

Increased traffic at a place where speed is already an issue. Traffic exiting the traffic circle immediately accelerates to highway speeds. I believe there was a fatal accident there a few months ago involving a Gutter Guys truck. I can't imagine this area of traffic flow dealing with left hand turns coming from the north or cars slowing down to make a right hand turn coming from the islands.

Ambient light pollution. Of course people are going to want to play mini golf at night!

The proposed golf facility will sell snacks and soft drinks but it's also BYO for beer. This could encourage loud and boorish behavior as well as impaired driving.

The property also has a septic system. Having lived 35 years on a property with a septic system I know that it's not a good idea to invite strangers (aka mini golfers) to drink beer on your septic served property and operate commercial food service there as well. Flooding will be another issue there with the septic system and the paved and covered areas for parking and the golf course.

Litter. The parkway is already awash with refuse. The mini golf will invite more.

I also believe this zoning change and resulting amusement will set a precedent for proposals going forward. It will be hard to say no to future development requests involving say, go karts or fast food.

Lastly, mini golf is just not in keeping with the character of the sea islands. People are drawn to the low country because of its fragile and haunting beauty. It is an environment like no other.

PLEASE! No mini golf for Johns Island.

I thank you for your time to read this.

Sent from my iPhone
Linda Keithan Fein
410 404 8685
lindafein57@gmail.com

From: [Lisa Milo](#)
To: [CCPC](#)
Subject: Opposition to Putt-Putt Golf Rezoning on Betsy Kerrison Parkway
Date: Monday, February 22, 2021 1:23:35 PM

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To whom it may concern:

I am writing today to let you know that we strongly oppose any rezoning of the Betsy Kerrison parcel of property for the allowance of a miniature golfing facility. We are full time residents of Johns Island and live in the Cassique community. One of the main reasons we fell in love with the area is all of the undisturbed nature, the lack of commercial ventures (strip malls, miniature golf, chain restaurants, etc.), quiet beaches, long bike paths and the overall peaceful nature of the islands. While development is ongoing, the traffic issues just keep getting worse. It seems many times per month that Betsy Kerrison/Bohicket/Main is backed up or closed due to a traffic accident and it's an issue that needs to be addressed. In addition to a miniature golf facility not being in keeping with the peaceful nature of the area, it would also bring in more traffic to an already dangerous and congested road. Please do not rezone this area to allow any such facility.

Sincerely,
Jorge & Lisa Milo
70 Lemoyne Lane

From: [Central Dental Associates of Norwood](#)
To: [CCPC](#)
Subject: Update on petition — Charleston County Council : Charleston County CouncilReject a Mini Golf in our Barrier Islands Community
Date: Monday, February 22, 2021 2:06:21 PM

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Hi,Reject a Mini Golf in our Barrier Islands Community".

Please be advised of the overwhelming rejection to a Mini Golf. One aspect overlooked is the traffic impact on a small rotary at the entrance to Seabrook and Kiawah island. Right turn only out creates this issue.

Anyone crossing the boulevard puts themselves and passengers at great risk...Please reconsider this extremely poorly thought out business plan.

Robert L Viveni
4340 SeaForest
Kiawah Island, SC
29455

From: [Susan McLaughlin](#)
To: [CCPC](#)
Subject: Opposition to ZREZ-01-21-00122
Date: Monday, February 22, 2021 3:43:32 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I am a resident of Seabrook Island and am writing in opposition to ZREZ-01-21-00122: Request to rezone from Single-Family Residential 4 (R-4) to PD-178, Sea Island Golf, to allow for outdoor recreation, a café, and an educational exhibit.

The developer of this project has “estimated” that his mini golf course might result in 600 additional cars per day traveling the Johns Island roads. To the best of my knowledge, the developer has done no actual studies to come up with this figure. Even if there are “only” 600 additional cars per day, to reach the proposed location of this course people will have to travel on narrow two lane roads (Bohicket Road or River Road). Both of these roads are already congested and dangerous. As a resident, it often takes me an hour to get to Charleston because the traffic on Johns Island has increased exponentially over the past ten years. We can’t afford to have this many additional cars on the roads just to reach a miniature golf location. The roads are already overwhelmed with not only residents but also the many contractors and service people who travel these roads daily.

Additionally, the developer has been touting his project as a fun, family oriented activity for people on Johns Island. In all likelihood, people will be coming from all over Charleston County—Charleston proper, James Island, West Ashley, Ravenel, North Charleston, etc.—to play putt putt golf, as the only other course is located very far out on Highway 17 in Mt. Pleasant. This facility would be better located closer to Charleston in a commercially zoned area with access to highways. Putt putt golf is likely to attract many teenagers, and the weekend hours of this business extend to 11:00pm. There are many deadly accidents along the two roads out to this area. I think adding teenage drivers and nighttime drivers to the mix will only contribute to more dangerous travel.

Another consideration is that Bohicket Road is frequently flooded after storms. I have to believe that taking down trees and vegetation on this property will contribute to increased water issues in this area.

Finally, we purchased our home on Johns Island because of the beauty and rural nature of the island. It has been disheartening to see large tracts of land being sold for development. My concern is that once residential zoning is changed to allow for commercial development, it becomes easier for the next request along Bohicket Road be approved. If you allow the putt putt golf course, how do you deny the requests for water parks, amusement parks, bounce parks, etc.? I don’t want to see this area turned into another Myrtle Beach. Over 1,600 people have already signed a petition on change.org to oppose this putt putt golf course. I hope our voices will be heard.

Susan McLaughlin
3061 Baywood Drive
Johns Island, SC 29455

Sent from my iPad

From: [William Cobb](#)
To: [CCPC](#)
Subject: Putt-Putt Golf Course
Date: Monday, February 22, 2021 2:25:12 PM

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Dear Council:

As a resident of Kiawah Island, Charleston County, South Carolina, I strongly disagree with rezoning on Johns Island to allow for the construction of a Putt-Putt golf course.

In my youth I played miniature golf quite a lot. The property becomes a site for several things other than golf. Each of these golf courses provides a game area and a refreshment bar. This allows people to congregate and loiter. This can lead to social disturbances. These activities can often flow to the parking area.

Kiawah and Seabrook are peaceful resort areas. We need nothing to disrupt our tranquility. I ask you to strongly consider my thoughts before you vote on this issue before the Council.

William S. Cobb III
138 Broomsedge Lane
Kiawah Island, SC

Sent from my iPad

From: [Robert Donner](#)
To: [CCPC](#)
Subject: Putt-Putt
Date: Monday, February 22, 2021 1:44:52 PM

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My wife and I are permanent residents of Kiawah Island(100 Marsh Elder Court). In the strongest words possible, we want you to know that we are totally against this proposal !!!!!

Robert DONNER

Sent from my iPhone

From: gslong@aol.com
To: [CCPC](#)
Cc: [Jenny C. Honeycutt](#)
Subject: Proposed Putt Putt on Betsy Kerrison, Johns Island
Date: Monday, February 22, 2021 4:50:43 PM

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Dear Council Members,

I am writing to oppose the application for a Putt Putt on Betsy Kerrison near the roundabout to Freshfields/Kiawah/Seabrook. Entry and exit to the site will cause traffic problems. Besides congestion, there will be accidents. There have already been fatalities in this area, which is right where the speed limit increases from 35 to 50.

Kind regards,
Lee Carpenter
36 Surfsong Road
Kiawah Island

From: ccarr59339@aol.com
To: [CCPC](#)
Subject: March 8, 2021 Workshop Meeting
Date: Monday, February 22, 2021 4:48:11 PM

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We wish to comment at the subject meeting. We are residents of Kiawah River Estates. We believe one subject of the workshop is rezoning in order to accommodate a Putt Putt miniature golf and related ammenites.

We strongly opposed this rezoning and resulting activities.

We believe the year round commercial activities conflicts with the character of the area. This area has been residential and small food stands.

The resulting commerce from a Putt Putt is a significant change of environment.

Plus traffic will be created in volume and during late hours because of evening business hours.

We hope you fully consider these matters in your evaluation and denie the requested zoning changes.

Thank you for your consideration.

Regards,

Bob and Barb Carroll

4313 Raccoon Key Court

Johns Island, SC 29456

Sent from my Verizon LG Smartphone

From: [DEBORA S MORTON](#)
To: [CCPC](#)
Subject: Putt putt
Date: Monday, February 22, 2021 5:13:26 PM

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To Whom It May Concern,

We have owned different properties on Kiawah for almost 40 years. We have watched the island evolve. We have also witnessed the over building on Johns Island and have seen more accidents than we can count.

I believe the putt putt would create more people, more traffic, more litter and more like Myrtle Beach happening. Please do not allow this to happen here. We have stayed because of the beauty, the nature, and slower pace of this atmosphere.

Please do not destroy this...

Respectfully,
Deb and Jack Morton

Sent from my iPhone

From: [Robert Susinno](#)
To: [CCPC](#)
Cc: [John Taylor](#)
Subject: putt putt rejection
Date: Monday, February 22, 2021 6:13:34 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

As Johns Island residents we vehemently oppose the miniature golf facility.
Please do not allow this project on this beautiful, peaceful area we love.
Dr. R. Susinno

From: [Paul Leiman](#)
To: [CCPC](#)
Subject: Betsy Kerrison development
Date: Tuesday, February 23, 2021 9:05:14 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Zoning Commission:

I am writing to express my extremely strong opposition to the development requested at [4455 Betsy Kerrison Parkway](#). Introducing an amusement area at the entrance to two beautifully maintained and conserved areas, as well as the natural beauty of Johns Island as a whole, would be a travesty. In addition to being out of character with the tone and development of the area, this commercial enterprise would bring in additional traffic to an area already struggling with driver safety and excessive accidents. Placing an entrance around a blind turn where people will be accelerating towards the 50 mph speed limit is begging for serious automobile and possibly pedestrian catastrophes. Please vote against this zoning request.

Paul Leiman
[128 Blue Heron Pond Road](#)
[Kiawah Island, SC](#)

From: [Leiman Andrea](#)
To: [CCPC](#)
Subject: Betsy Kerrison development
Date: Tuesday, February 23, 2021 8:43:56 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Zoning Commision:

I am writing to express my extremely strong opposition to the development requested at 4455 Betsy Kerrison Parkway. Introducing an amusement area at the entrance to two beautifully maintained and conserved areas, as well as the natural beauty of Johns Island as a whole, would be a travesty. In addition to being out of character with the tone and development of the area, this commercial enterprise would bring in additional traffic to an area already struggling with driver safety and excessive accidents. Placing an entrance around a blind turn where people will be accelerating towards the 50 mph speed limit is begging for serious automobile and possibly pedestrian catastrophes. Please vote against this zoning request.

Andrea Leiman
128 Blue Heron Pond Road
Kiawah Island, SC

From: [James Haggerty](#)
To: [CCPC](#)
Subject: Miniature golf Course on Johns Island
Date: Tuesday, February 23, 2021 9:50:32 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Council Members,

Kindly note my objection to allowing a zoning change to permit a miniature golf course on Johns Island near the entrance to Kiawah and Seabrook. While I am unable to attend the March 8 meeting, I did attend the prior meeting when the proposal was withdrawn. At that time, the recommendations and evaluations to council found that the proposed rezoning was not appropriate. Since that time there has been no material change in circumstance that would warrant a different result. At the prior meeting it was apparent that the proposal would be rejected. For that reason, it was withdrawn. It is respectfully suggested that the proposal be rejected at the upcoming meeting.

Thank you.

Jim Haggerty
505 Bufflehead Drive
Kiawah, SC 29455

215-219-8145

Sent from my iPad

From: [Mary Bull](#)
To: [CCPC](#)
Subject: Miniature Golf on Betsy Kerrison Parkway Johns Island
Date: Friday, February 19, 2021 9:04:52 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Attention Planning Commission

I am writing to place on record the opposition to the approval of rezoning the Betsy Kerrison Location to allow Miniature golf. It was discussed that the traffic issue presents hazards, the neighbors reached out to the JIC expressing their concerns and dislike of the plan and we feel it should be located in a commercial pod and not create a new commercial growth area. I am representing the wishes of Johns Island Council as documented at our meeting on February 4, 2021. If you need to reach me I can be contacted at 843-442-6747

Respectfully,
Mary Bull
Secretary
Johns Island Council

From: [Nancy Harold](#)
To: [CCPC](#)
Subject: Sea Island Golf application
Date: Wednesday, February 17, 2021 1:58:34 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

We purchased 4454 Betsy Kerrison Parkway in 2015. Part of our decision making process to invest in what we considered a substantial amount of time and funds was to review the surrounding parcels zoning classifications. Unfortunately we did not consider the application for a putt putt course!

We are opposed to this application for the following reasons:

Safety issues are a paramount deterrent to this location. Many residents/visitors utilize the bike paths & sidewalks along KI Parkway & SI Road to travel from their residences on Kiawah & Seabrook to Freshfields for entertainment & restaurant options. What's another short distance to the proposed site where they need to cross the roundabout and there are no sidewalks/bike paths on that side of Betsy Kerrison? In addition during casual conversations with Charleston County Sheriff's officers it has been mentioned that Betsy Kerrison Parkway is known for its high rates of speed causing further safety concerns!

In fact there have been 3 fatalities since October (10/18/20 /vehicle pedestrian immediately in front of proposed site & 2 vehicular fatalities from accident on 12/11/20 approx 1/2 mile up on BK). Every single day we witness excessive speed on Betsy Kerrison Parkway!

This rezoning will set the stage for a myriad of future applications resulting in the loss of the rural ambience that attracts home buyers and tourists to the area.

The lack of commercialization is unique to the entrance of these coastal communities and is a contributing factor to the property values on these islands.

And for those of us living on Betsy Kerrison it will detrimentally affect our property values and in some cases threaten peoples' homes.

Personally we are concerned about no after hours security, possible overflow parking issues & maintenance of aesthetics into the future (keeping in mind that there is no local Johns Island government to enforce such issues).

One final point - the applicants have stated that it is their intention to "redevelop" the historic Walnut Hill School to its original state and use it for ticket sales etc. While we are not engineers we find it highly unlikely it can be restored to its original state and meet code.

Thank you for your attention.

Edward & Nancy Harold

From: [Eniko Nicolais](#)
To: [CCPC](#)
Subject: PLANNING COMMISSION MEMBERS
Date: Tuesday, February 23, 2021 11:51:12 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

GOOD DAY!

I AM JUST WRITING A FEW WORDS; DID WRITE A FEW MONTHS AGO, AND JUST WANTED YOU TO PLEASE RECONSIDER ANY REZONING OF R-4.

THERE ARE TOO MANY UNKNOWNNS ABOUT THE REZONING.
BESIDES, TRAFFIC, CONGESTION, ENVIRONMENTAL, WILDLIFE CONCERNS AND EMERGENCY ROUTES ON AND OFF KIAWAH/SEABROOK AND JOHNS ISLAND.

THE NEXT THING THIS PROPERTY DOES NOT NEED, ARE ALCOHOLIC BEVERAGES CONSUMED WITH CHILDREN AROUND, AND THEN DRIVING ON A VERY DANGEROUS ROAD; BETSY KERRISON, BOHICKET, RIVER ROAD, PLOW GROUND AND MAIN ROADS.

PLEASE DISAPPROVE THE SEA ISLAND GOLF COURSE/RECREATION FACILITY APPLICATION.

THANK YOU FOR READING MY COMMENTS.

SINCERELY,
ENIKO NICOLAIS
718 GLOSSY IBIS LANE.

From: [Beach Cottage](#)
To: [CCPC](#)
Subject: PuttPutt
Date: Monday, February 22, 2021 12:54:49 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

To whom it May Concern

I support the addition of a tasteful, family oriented Putt Putt golf course at Kiawah. Hours of operation should be curtailed after 9 pm in keeping with Kiawah low light observance. Given the nature of the park, no alcohol should be served. When you remove the distasteful, wild lights, alcohol, etc, what is the difference between a Putt Putt and a popular family restaurant with outside dinning.

Best regards
Beth Babinec

--

Beth & Gene Babinec
97 Belmeade Hall Road

97inletcove@gmail.com

From: [Lisa-ann Moyer](#)
To: [CCPC](#)
Subject: Putt putt course on John's Island
Date: Monday, February 22, 2021 11:58:56 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

To Whom It May Concern

I am writing to express my support for the proposed putt putt course on Johns Island. This is a wonderful addition for the residents of John's Island, Kiawah Island, and Seabrook. It has come to our attention that a small contingent of disgruntled residents that are opposed to any type of change whatsoever are rallying against this project. They do not represent the majority. They have gone all out in numerous disparaging attacks against the owner and the people that support this property. They have made up lies and they continue to further ideas that do not accurately portray the plans for this development. Please know that there are many people in the area that wholeheartedly support this. It is a much-needed asset to the community and our families and we very much look forward to it. The people that oppose this will oppose anything no matter what they are presented with. Please do not base your decision on this vocal group. They are smaller than they appear and will do anything to attack this project. The majority of us would love to see this development take place.

Thank you
Mrs. Lisa Moyer
4664 Tennis Club
Kiawah Island, SC

Sent from my iPhone

From: [Greg Hero](#)
To: [CCPC](#)
Subject: PUTT-PUTT
Date: Monday, February 22, 2021 4:13:25 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

My name is Greg Hero and I am a resident on Kiawah Island.

I am STRONGLY in favor of additional FUN activities, such as the proposed PUTT-PUTT Course.

Feel free to reach out to me personally.

Greg Hero
843-214-6147

From: [Ina D. Ivanova](#)
To: [Emily Pigott](#)
Subject: FW: Positive Feedback on Mini Golf Entertainment Concept on John's Island
Date: Tuesday, February 16, 2021 12:17:34 PM

Hi,

Is this something you all are working on/need?

-----Original Message-----

From: Lee Farnum <chsgal@rocketmail.com>
Sent: Monday, February 15, 2021 10:18 AM
To: SITEPLANREVIEW <SITEPLANREVIEW@charlestoncounty.org>
Subject: Positive Feedback on Mini Golf Entertainment Concept on John's Island

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I am not sure if I have the right email but I would like to voice my support for the mini golf concept that will come before the Charleston County Planning Commission on March 8th.

I like that there will be a new family friendly venue on Johns Island and something for preteens and teenagers to do outside amongst nature, rather than play video games. I understand that it will be tastefully done, not a garish Myrtle Beach putt putt approach, and that it will be set back and not visible from the road. I LOVE the idea that they will be giving back a portion of their proceeds to local charities.

It's great that they will be restoring the original schoolhouse and using it for educational purposes. Showing people a historical perspective on what it was like for children to learn and study is a great concept.

Please approve this plan so that it can be ready for this summer as we emerge from this pandemic!

Regards,
Lee



Ross A. Appel
Phone: (843) 937-0400
Fax: (843) 937-0706
Ross@mklawsc.com

February 25, 2021

VIA E-MAIL ONLY

Charleston County Planning Commission
4045 Bridgeview Drive
North Charleston, SC 29405-7464
CCPC@charlestoncounty.org

Re: ZREZ-01-21-00122 (Sea Island Golf PD)

Dear Planning Commissioners and County Staff:

I hope this finds you well. This firm represents Nancy and Ed Harold (the “Harolds”). The Harolds own 4454 Betsy Kerrison Parkway, Johns Island, SC 29455 (TMS No. 204-00-00-007) (the “Property”). The Property is located right across the street from TMS No. 204-00-00-025, the site of the proposed Sea Island Golf PD (the “PD Property”). The Harolds respectfully request the Planning Commission vote to deny this zoning change.

The Planning Commission must consider the criteria found in Section 4.23.9 of the ZLDR when reviewing a proposed Planned Development. Among other things, the Planning Commission must decide whether “[t]he development is consistent with the intent of the Comprehensive Plan and other adopted policy documents.” Section 4.23.9(b), ZLDR. While the PD Property is located within the Urban Growth boundary, it is an inappropriate site for a miniature golf course and the other proposed uses.

The Future Land Use Designation for the PD Property is “Urban/Suburban Mixed Use.” According to the Comprehensive Plan, this designation calls for “a variety of housing types, retail, service, employment, civic and compatible industrial uses, as well as public and open spaces and linkages to public transit in a walkable environment.” While this is indeed a broad array of uses, neither the Planning Staff nor County Council found it appropriate to include commercial uses, generally. Commercial recreational and tourism-intensive uses, like those called for in the Sea Island Golf PD, violate the letter and intent of the Comprehensive Plan.

The Harolds have not had an opportunity to review the Sea Island Golf PD in its entirety, as it is not available online. As such, the Harolds reserve the right to raise additional concerns as the Sea Island Golf PD makes its way through the process. The Harolds are particularly concerned about the traffic impacts to Betsy Kerrison Road. Specifically, they are concerned about pedestrian and vehicle safety due to the configuration of the road, lack of sidewalks, and inadequate roadway lighting. For these reasons, they respectfully request the Planning Commission review the mandated traffic study to ensure these concerns are adequately addressed.

When the Harolds purchased their property, never in their wildest dreams would they think a miniature golf course would be located across the street. For the reasons above, the Harolds respectfully request the Planning Commission deny this request.

Thank you for considering these comments and thank you for your service to the citizens of Charleston County. Should you have any questions, please do not hesitate to reach me.

Sincerely yours,

McCULLOUGH KHAN, LLC

A handwritten signature in blue ink, appearing to read 'RA', with a long horizontal flourish extending to the right.

Ross A. Appel

cc: Client (via e-mail only)

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Lucy McAfee

Address 2002 Boganvillia Dr. Johns Island, SC 29450

Phone Number 770-881-4757

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Thomas McAfee

Address 2002 Bougainville Dr. Johns Island, SC 29455

Phone Number 404 804 4680

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name John Mitchell

Address 5760 Boars Bluff Rd Wad Island SC 29927

Phone Number 843-870-2708

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Scott Rossbae

Address 1924 Longcreek Rd

Phone Number 704 441-1019

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Christine Miniman

Address 2730 Old Forest Dr.

Phone Number 973-769-4934

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Jessica Porter
Address 1023 Towne Street, Johns Island SC 2955
Phone Number 404 973 6000

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Audrey Lambdin

Address 1258 Hammrick lam, JI SC 29455

Phone Number 704 652 2375

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Chrisshon Ford-Hayward

Address 3386 Pumpkin Hill Rd Johns Island

Phone Number 843-452-8129

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Amy Buschkefsci

Address 2757 Sunrose Lane, JI, SC, 29455

Phone Number 704-391-1844

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Lee Farnum

Address 1130 Tidal View Lane Charleston SC 29412

Phone Number 843-637-4849

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Tom Dooley

Address 2030 Wildts Battery Blvd #1023 Johns Island, SC

Phone Number 865-850-9542

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Mike Fleck

Address 2198 Kennon St John's Island SC

Phone Number 843-823-7394

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name STUART PASANTINO

Address 2967 DEER PT DR

Phone Number 843 718 9180

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Courtney Enright-Maschelle

Address 1610 Fetterbush Lane, Johns Island, SC 2955

Phone Number 843-367-5805

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Annie Miniman

Address 2730 Old Forest Dr

Phone Number 201 317 4199

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Sara Folk Aaron Folk

Address 2330 Rushland Landing Rd

Phone Number 843-714-8386

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name David Nelson

Address 4425 Haulover Dr. Johns Island SC

Phone Number 207-844-9234

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name KEVIN J CRENNY *KJ Crenny*

Address 239 GLEN ABBEY, KIAWAH SI

Phone Number 610 212 2070

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name PATRICIA CRENNY Patty Crenny
Address 2396 LEN ABBEY, KIAWAH SC
Phone Number 610 213 1992

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Jim MacIntyre
Address 1915 Marsh Oak Lane
Phone Number 231-038 3999

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Norma James
Address 3547 Dunmore Dr, Johns Isl.
Phone Number 843-452-9505

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Jhaneka Ford

Address 6475 Granite Road Wadmelaw Isl. Sc

Phone Number (843) 607-3225

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Andrea Brown

Address 5501 Gallatin Ln. N. Chgo. SC 29420

Phone Number 803-724-8718

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Jesse Stevens

Address 1060e v milan pl

Phone Number 702 - 455 6163

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Jackson Wood

Address 1546 St. Johns Dr

Phone Number 813-830-5603

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Gregory W. Weigle
Address 1721 Bee Balm Rd. 29455
Phone Number 843-670-8012

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name

Rita Shuler

Address

1764 Bee Balm Rd

Phone Number

803-331-9915

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name

Karen Paluzzi

Address

1745 Bee Balm Rd, Johns Island, SC

Phone Number

423-794-7477

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Claudia Crandall & Mr

Address 3003 Sweatkaaf Lane

Phone Number 518 588 5377

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Sandie Polyan

Address 1746 Bee Balm Rd

Phone Number 276 233-1838

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Lori MacIntyre

Address 1915 MARSH OAK LANE

Phone Number 231-838-3999

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Marcela Nelson

Address 4967 Maybank Hwy Wadmalaw Island SC 29487

Phone Number 843 754 6289

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Christine George
Address 1835 major mack lane Wadswail Island SC 29487
Phone Number (843) 714-1613

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Cheretta Edwards

Address 201 June Street

Phone Number 843.599.0807

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Cherlie Cox
Address 5586 Chisolm Rd
Phone Number 843-709-9986

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Haily WHE
Address 3665 Dry Street
Phone Number 843 660 9779

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Djwanina Lewis

Address 8850 Dorchester rd

Phone Number 843.693.7436

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Annice F. White
Address 3498 Pemphix Hill Rd John's Island SC
Phone Number 843 - 768, 3818

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Mike Kistner

Address 2835 Old Drake Rd

Phone Number 704 236 1226

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Ed Myrick

Address 2809 Cap. Stams Rd

Phone Number 704-578-3917

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Amber Hamilton

Address 8 Pony Ln. CHS, SC 29407

Phone Number 843-991-2856

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Hank Biering

Address 2965 Hollington Rd Johns IS

Phone Number 843 810-8288

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Cassandra Harris

Address 234 Stefan Drive

Phone Number 754-244-3760

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Margaret Costa

Address 5 Falkner Dr Ches SC 29407

Phone Number _____

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Robert Cohl
Address 1901 Stafford Rd Johns Island SC
Phone Number 908 839 7449

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Sandra Bing

Address 4479 Kildeewood Dr Cadson SC 29456

Phone Number _____

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name

Robert Holmes

Address

190 Pickens St Lincolnton S.C 29485

Phone Number

(843) 534-3674

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

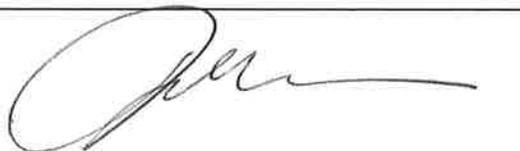
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Thank you for your consideration.

Name Debra Land

Address 2815 Col Harrison Drive
Johns Island.

Phone Number _____



To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Justin Dorman

Address 600 Backsley #305 Daniel Island SC 29422

Phone Number 843 327 1464

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name CHRISTINE LOETLE

Address 1659 FISHBONE DRIVE JOHN'S ISLAND

Phone Number 845-557-0480

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Aileen Wessinger

Address 2712 Seabrook IS, Rd

Phone Number 201-787-1066 Seabrook IS

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Darnell Carter

Address 4479 Kindness Dr. Lenoir SC 29456

Phone Number _____

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Eva Black

Address 3471 Cynthia DR., Johns Island SC

Phone Number 843-814-6231

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Barbara Berry
Address 3468 Holson Dr.
Phone Number 843-754-9966

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Todd Speakman

Address 403 Carol St.

Phone Number 822-3287

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name CARL FEARY

Address 6258 WILCAP RD, WADMALAW IS. 29487

Phone Number 803 360-2336

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Bonnie Jean

Address 6258 Wilcap Rd, Wadmalaw IS. 29487

Phone Number 803-413-8517

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Cooper Strong
Address 1662 Sparkleberry Lane Johns Island, SC
Phone Number 843 224 8336 29455

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name BRIAN YARBROUGH

Address 2757 SUNROSE LANE JOHN'S ISLAND 29455

Phone Number 704-606-2869

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Yeshia Carter

Address 3406 Maybank Hwy Johns Island SC 29455

Phone Number 843-690-5753

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Jenlyn Anita

Address 1375 Betsy Kerrison Parkway

Phone Number 843-864-5793

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Deison R. Stinson

Address 328 Fickling Hill Road

Phone Number 843-475-6775

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Roger Greer

Address 3268 Dunswick Dr

Phone Number 706-344-8947

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name  Cleveland Brown

Address 1436 Brownswood Road John's Island SC 29455

Phone Number (843) 559-2504

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Leigh Glass

Address 2900 Split Hickory Ct. John's Island SC

Phone Number _____

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Francine Herrick

Address 1619 John Fenwick Ln, J.I

Phone Number _____

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Evelena Freeman-Singleton

Address 3370 Freeman Hill Rd

Phone Number (843) 768-2096

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Albert Chisolm

Address 1235 Brownswood Road, John's Island 29455

Phone Number (843) 781-5218

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Jacqui Black
Address 1539 Stanwick Dr Johns Island
Phone Number 843 - 209 - 1232

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Soren Miltich

Address 2973 Sweetleaf LN 29455

Phone Number (917) 302-5722

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Maria Rakes

Address 3357 Laboard Ln Johns Island, SC 29455

Phone Number 843-367-0966

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Marcus Danahue

Address 2758 Sunroxx Ln. Johns Island, SC 29455

Phone Number 513-365-4530

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name M. Van Arman

Address 1732 BEE BALM RD, JI

Phone Number 843-300-8095

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name ROBERT P. LISCO

Address 21013 ALAMANDA DR JOHN'S ISLAND SC

Phone Number 732-859-7599

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Herbert Heyward

Address 2869 Roseville Rd. Wad Island

Phone Number 843-559-1521

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Katherine Simmons
Address 6987 Russell Rd., Wad. Isld., S.C.
Phone Number 843-817-4302

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Julia Heyward

Address ~~228~~ 2869 Roseville Rd. Wad

Phone Number 843-559-1321 F.S.C.
29487

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name MARGARITA Lopez

Address 1446 Gleason Dr. Ladso 29456

Phone Number 854-579-2803

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Laura Diaz

Address North Chas, SC

Phone Number 843-751-1892

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name GUSTAVO NEVAREZ LOPEZ
Address NORTH CHARLESTON, SC
Phone Number 843-793-9573

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Juan Hernandez
Address 1990 Hawthorne Dr. Lot 139 W. Chas
Phone Number 336-995-6938

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Timmi Alvarado

Address North Chas SC

Phone Number 843 - 343 - 2783

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Cruis Antonio MARIN
Address North Chas, SC
Phone Number 910-596-7895

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Jose Ismael Torres

Address North Charleston, SC

Phone Number 301-366-8340

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Celoria Mariela Lopez
Address North Charleston, SC
Phone Number 843-718-7954

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Edelmira Gallardo
Address North Charleston, SC
Phone Number 843 - 259 - 7817

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Ana Mercedes Obresó
Address North Charleston, SC
Phone Number 843 - 291 - 5130

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Anna Isabel Lopez
Address North Charleston, SC
Phone Number 843 - 957 - 3637

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Ana Rosa Abrego
Address North Charleston
Phone Number 843-952-3633

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Carlos Hernandez
Address 4641 Fettesa Ave. N. Chas 29405
Phone Number 843 297-0034

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Luis Fernando Rivera

Address 5109 Marcelles Dr. N. CHAS 29418

Phone Number 843 - 364 - 9563

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Edna Yunien Arradillas

Address 1975 Bacons Bridge Rd LOT 207 Summerville, SC 29885

Phone Number 843-513-7145

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Isidoro Ramirez

Address 4815 Churchill Downs N. Chas 29407

Phone Number 843-709-8467

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Mauricio Alarcow Nevarez

Address 7249 STALL Rd LOT 6 N. Chas 29406

Phone Number 843 532 9628

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Omar Hernandez

Address 6389 Barron St

Phone Number 843-503-639

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Sarah Koelick

Address 2146 Westdrivers Rd Chas SC 29412

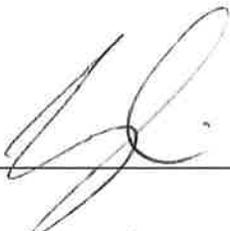
Phone Number 843 303-3180

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name JUSTIN PRICE 

Address 1058 CLEARSPRING DR., CHARLESTON, SC 29412

Phone Number 843.822.4313

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Ryan Norgent

Address 1591 Harborside Dr. CHS, SC 29412

Phone Number 843 437 0628

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name BRAYAN LA TORRE MANGUEZ

Address 134 OAKSIDE Dr. GOOSE CREEK, SC 29445

Phone Number 843 - 499 - 9140

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Persephone Beuley

Address 2390 Baker Hospital Blvd G203 NCHAS SC 29405

Phone Number 843-475-1520

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Lydia Cotton

Address 2544 Bengal Road North Charleston 29406

Phone Number 843-819-5760

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Fidelina M. SACOR POTOM

Address 372 Bayboro Circle Cause Creek 29445

Phone Number 843 - 925 - 2672

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Maribel Acosta

Address 2544 Bengal Road North Charleston 29406

Phone Number 843-940-0746

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name CARMEN Segovia

Address 106 ELLENTON Dr. Goose Creek, SC 29445

Phone Number 843-925-4786

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Ana Cecilia Segovia De Marquez

Address 106 Ellenton Dr. Goose Creek, SC 29445

Phone Number 843-964-3030

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Brenda Cecilia Sasouia de Marquez

Address 106 Ellenton Dr Goose Creek, SC 29445

Phone Number 843-321-5278

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Damaso Ismael DIAZ Callejas
Address 2725 CONSTITUTION North Charleston, SC 29408
Phone Number 843 - 926 - 8470

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Noe Velasquez
Address North Charleston, SC 29418
Phone Number 843-789-9760

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Oswaldo Tapia
Address North Charleston, SC 29418
Phone Number 843-637-0084

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Demetrio Tapia
Address North Charleston, SC 29418
Phone Number 843-991-0509

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name NAZARHI TAPIA
Address NORTH CHARLESTON, SC 29418
Phone Number 843 - 789 - 9760

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name JAXIRT TAPIA
Address North Charleston, SC 29418
Phone Number ~~843-926-8470~~ 843-214-7810

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name PATRICIA JIMENEZ
Address NORTH CHARLESTON, SC 29405
Phone Number 843-789-0114

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Aletha Mendez (MARISA)
Address North Charleston, SC 29418
Phone Number 843-302-5318

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Diego Mendez
Address North Charleston, SC 29418
Phone Number 843-452-2309

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Leticia Sanchez
Address North Charleston, SC 29418
Phone Number 843-964-5455

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Aldo Rivera
Address North Charleston, SC 29418
Phone Number 843-926-6203

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Marcelino Sanchez
Address North Charleston, SC 29418
Phone Number 843-584-3009

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Anita Leon Lew

Address 1700 Whipple Rd Apt. 6A Mt. Pleasant 29464

Phone Number 843-640-6558

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Alejandro SANTIAGO Mejia

Address 122 Pine Shadow Dr. Goose Creek, SC 29445

Phone Number 843-718-9570

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name ABRAHAM VARGAS

Address 2612 WARM AVE. NORTH CHAS SC 29420

Phone Number 843 751 0474

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Ivan Narvaez
Address North Charleston, SC 29418
Phone Number 843 252 3143

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Laura Diaz

Address 2612 Warm Ave North Charleston, SC

Phone Number 843 751 1892

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name ERRAIN Bonilla
Address 7818 E. Oakridge Cir North Chas SC
Phone Number 843 640 1070

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Deylin Eneyda Marquez

Address 134 OAKSIDE Dr. Goose Creek, SC 29445

Phone Number 843-324-9053

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Nery Darwin Rivas

Address 134 Oakside Dr. Goose Creek SC 29445

Phone Number 843-205-9753

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Ruth Marleni Portillo Estrada

Address 1203 Appaloosa Rd Johns Island SC 29455

Phone Number 843 847 9049

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Alma Suarez Portillo

Address 1203 Appaloosa Rd Johns Island SC 29455

Phone Number (843) 259-9423

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Eutimo Garcia

Address 3 4951 Lincrest Rd Johns Island SC 29455

Phone Number 843 - 294 - 9849

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Tomas Martinez Chautla

Address 3339 River Rd

Phone Number 843-475-0169

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Jocelyn Ortiz

Address 2576 Janconbe RD JOHN'S ISLAND SC 29455

Phone Number 843. 566 4148

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Celia O M

Address 4939 Lincrest RD Johns Island SC 29455

Phone Number 843 364 7753

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Yeronica Brown

Address 1948 River Rd Johns Island, SC 29455

Phone Number 843-642-7015

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Sebastian Marra

Address 2875 Edenborough Rd Sea Island SC 29555

Phone Number 843-775-5052

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name DeAonte Smith

Address 4419 Rosabelle Rd

Phone Number 843-964-1719

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name  _____

Address 1509 Christina Rd _____

Phone Number _____

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Sharelle & William Mizzell

Address 3873 mary ann point Pcd. Johns Island se

Phone Number 843-452-1869

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Parker Bigley

Address _____

Phone Number _____

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Danielle Brown

Address 7613 Winchester St.

Phone Number 843-530-9215

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Walter Golosky II
Address 2421 Lieutenant Porter Dr Johns Island
Phone Number (706) 840-2223

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Debra Heck
Address 2030 Wildcat Battery Blvd
Phone Number 843-459-3102

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Karen J Gregory
Address 2522 Royal Oak Dr
Phone Number 860 877 2264

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Ruthie Roper
Address 1321 Stone Post Rd Chas SC
Phone Number 843 697 1577

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Hessie Seabrook

Address 6956 Bumblebee Rd Wadmalaw Is SC 29987

Phone Number 843-308-5380

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Elmore Pope

Address 1755 Rocky Point Rd. Wadmalaw ISI. S.C. 29487

Phone Number 843-559-1414

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Edward A Smalls
Address 8142 Bear Bluffs Rd
Phone Number 843-559-1414

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Jada Rivers

Address 2461 Boy Scout Rd.

Phone Number 843-559-9435

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Sierra Antium

Address 69 Harris St.

Phone Number 843-940-2827

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Kimberly Butler
Address 5683 Katy Hill Road
Phone Number 843-901-9957

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Michael Brady

Address 3752 Maybank Hwy Johns Is S.C.

Phone Number 843.364.2616

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Jay Lyon

Address 3060 Hundas Oak

Phone Number 720 548 9867

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Mary Ann Lloyd

Address 2417 Bent Twig

Phone Number 843 760-4333

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Chris Johnson

Address 4447 Maybank Hwy, Wadmalaw Isl

Phone Number 843-203-4743

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Isy Blake

Address 5714 Capt. Kidd Rd. Hollywood Ga.

Phone Number 843-345-6162

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name John Burt

Address 4291 Hope Plantation

Phone Number 404-229-4110

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name 

Address 4725 Richmond Row Dr. Charlotte, NC 28210

Phone Number 704-207-1779

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Pamela K. Heyward
Address 5546 Rosebank Rd.
Phone Number (843) 437-2130

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Kyle Taylor
Address 3605 DM Street
Phone Number 843 666 9729

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Shirley Legare
Address 2883 Ardwick Rd. Johns Is. 29455
Phone Number (843) 364-8919

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Adam Benson
Address 3508 John Road Johns Island SC 29455
Phone Number 843 214 7888

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Piane McCoy
Address 3265 Johnstown
Phone Number 843 768-5887

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Hiram Graves

Address 3308 Barnes Dr

Phone Number 843-478-7930

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Evon McCloud

Address 1621 Tacky Point Rd Wood. Isl. S.C

Phone Number 843-664-2475 - 843-559-5058 ^{mobile} ^{Home} ²⁹⁴⁸⁷

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Shellie Greene
Address 1596 Tacky Pt. Rd
Phone Number 843-642-6545

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Ruth Benson 

Address 5035 Catfish Loop

Phone Number (443) 803-7046

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Marium Jones

Address 1626 West In Johns Island

Phone Number 843-478-7977

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Aysha Bacus

Address 1025 Pigeon Pt. Johns Is

Phone Number 843 - 708 7581

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Walt Leonard

Address 4056 Brook Trail Drive Seabrook

Phone Number 864-590-5364

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Colleen Bowman

Address 730 Virginia Rail, Kiawah

Phone Number 847-315-0682

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Randa Rivers

Address 1428 Richard McClend Ln Wadmalaw Is

Phone Number 843-559-1652

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name John G. O'Hanlon

Address 1318 MAPLETON AVE

Phone Number 843-795-7141

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.



Name Andrew Green

Address Whidbey Rd

Phone Number 843-723-3441

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Blake Millnor

Address 1786 Tacky Point Rd WADSWORTH

Phone Number 828-612-1132

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Julius Fielding

Address 1889 BAIRD'S Cove Cir

Phone Number 843-577-2763

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Julius FIELDING &
GLORIA H. FIELDING

Address 1889 BAIRD'S COVE CHAS
SE 29414

Phone Number 843-577-2763

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Sullivan Johnston
Address 1057 River Rd. 29455
Phone Number 843 607 0276

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Eve Herbick

Address 2781 Little Creek John's Island SC

Phone Number 843-768-3178

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Tom Herbick

Address 9781 Little Creek Johns Island SC 29053

Phone Number 843-768-3178

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Mary Sessions

Address 2034 Sterling Marsh Ct

Phone Number 603 906-0820

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name

Carol Baker

Address

3604 Walkers Ferry Lane

Phone Number

843 437 6692

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Stephen + Ayscha Ballis

Address 1025 Pigeon Pt Johns Island, SC 29455

Phone Number 843-708-7501

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name MARY ANN POIENCOT

Address 2417 ROYAL OAK DRIVE, JOHNS ISLAND

Phone Number 843-209-0469

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Chad D. Smith

Address 1517B Archer Rd

Phone Number 843-571-8236

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Annie Zaubi

Address 62 Cr. Margaret St (City St)

Phone Number 843.573.496

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name P J Phillips
Address 256 SURFSIDE, KIWAH ISLAND, SC
Phone Number 859/621-8760

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Ronnie Hutson

Address 2922-D Edenborough rd

Phone Number 843-990-3589

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Sheryl E. Legare

Address 3146 Back Pen Rd Johns Island, SC 29155

Phone Number 813-822-7106

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Albert Washington

Address 9780 Swipe Street

Phone Number 843 554-7283

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Kendrick Legere

Address 3740 Back Pen Rd Johns Island, SC 29455

Phone Number 843-406-3959

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Kaitlin Alexander

Address 1730 Towne St. Johns Island, SC 29455

Phone Number 913-645-2796

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Tierra L. Simmons

Address 6992 A Russell Rd Wedmalaw Island SC 29487

Phone Number (843) 324-9712

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Raymond Hewell

Address 2904 Arrow Villes Sea Island

Phone Number 224 715-8696

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Henry P. Howell
Address 2904 Atkinson Villa / Seabrook, SC.
Phone Number 224-715-8697

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name ANDY BAKER

Address 3604 WALKERS FERRY LN

Phone Number 843-364-3265

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Tracy Swiatkowski

Address 2301 McKee Charleston SC 29414

Phone Number (843) 749-4001

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Scott Swiatkowski

Address 2301 Meke Ct Charleston SC 29414

Phone Number (843) 749-3983

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Pattie Gordon

Address 1138 Holloway Ct Johns Island 29405

Phone Number (404) 307-9514

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Michael Gordon

Address 1138 Holloway Ct Johns Island 29455

Phone Number (803) 378-7317

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Albertha Williams

Address 817 Williamsburg Ln Char. SC. 29414

Phone Number (843) 402-0661

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Celestine Houston
Address PO. Box 574 John's Island SC. 29457
Phone Number 843-414-2358

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Ruth Browne Stanley
Address 1329 Dog Patch Lane Johns Island, SC
Phone Number 843-513-6299

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Loretta W. Stanley

Address 1448 Brownswood Rd Johns Isl SC 29955

Phone Number 843-925-5718

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Sally Newton 

Address 3552 SEAVIEW DR. SEABROOK ISLAND S.C.

Phone Number 843 768-4835

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Bernadine Kennedy
Address 2472 Stone Watch 29455
Phone Number 843 693 3200

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name

Jim Newton 

Address

3552 SEAVIEW DR SEABROOK ISLAND S.C.

Phone Number

843 768-4835

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Wade Summer 

Address 2 Marion Street, Charleston, SC

Phone Number 704-564-4216

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name  (R. Jeffrey Blake)

Address 190 High Hammock Villa, Seabrook Island, SC

Phone Number 614-361-1182

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name KATHLEEN GORTON

Address 3289 Idmstown

Phone Number 843-743-3898

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name jacqueline C. Blew

Address 190 High Hammock Villa Seabrook Island Se

Phone Number 614 395-5677

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Eliza Cook

Address 612 Neely Farm Dr. Sumpsonville 29680

Phone Number 843 817 7461

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Karen A. Welch
Address 1988 Long Creek Wadmalaw Island 29487
Phone Number 803-493-2430

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Michael Pentland

Address 3/20 Plover Ground Rd.

Phone Number _____

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Doc Vis

Address 1690 Emmets RD John's Island, SC

Phone Number 910 322 2569

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name LORETTA GORDON

Address 625 DOUBLE EAGLE TR. SEABROOK

Phone Number 614 738-2323

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name

Mark Hockett

Address

5009 Canal Reef Ct Chas SC 29455

Phone Number

843 864-7766

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Chas Perry

Address 3709 Berryhill Rd., Johns Island, SC 29455

Phone Number 843-816-1024

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Latonya Seabrook

Address 3580 Blanding Dr

Phone Number _____

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Jessica Davies

Address 2074 Ashley River Rd Apt 718 Charleston 29414

Phone Number 551-427-4327

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Lorie Adams

Address 1955 Hulle Rd, Johns Isl,

Phone Number 203.494.4916

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Josh Cheney

Address 3031 Tugalo St.

Phone Number 843 532-7400

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Jean H Townsend
Address 1769 Clark Hills Circle
Phone Number 843-559-2134

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Connie Brady
Address 1602 Main Rd, Johns Is.
Phone Number 843-559-5179

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Ernestine Robinson

Address 1925 DAMON AVE WADSWORTH TOL. S.C. 29487

Phone Number 843-810-5365

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Anna Williams

Address 1309 B Brownswood Betsy Isl.

Phone Number 843-459-6165

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Phone Number 843-810-5365

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Thank you for your consideration.

Name Gerald B. Robinson

Address 1925 Damon Ave Wadmalaw Isl. S.C. 29487

Phone Number 843-810-5367

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Joseph Bonner
Address 5642 Katy Hill Rd Wad Isl. SC
Phone Number 843-906-0492

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Jonnie Taylor

Address 4713 Maybank Hwy Wad. IS

Phone Number 843 - 559 8750

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name



Address

5547 Katy Hill Rd Wad Isl, SC

Phone Number

843-559-9366

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Alice Cohen
Address 1158 Browns Wood Rd John's Island
Phone Number 843 607-7512

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Jacqueline White
Address 1315 Dogpatch Lane John's Island SC
Phone Number 843 640-1767

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Steven White

Address 1315 Dogpatch Ln

Phone Number 843-793-9924

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Lynda Gilsdorf

Address 1811 Devlin Rd Apt 103

Phone Number N/A

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Christine Seabrook
Address 1561 Langston Drive Johns Island 29455
Phone Number 854-444-2614

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Henrietta D. Mack

Address 2172 Birds Nest Rd Wadmalaw Is SC 29487

Phone Number (843) 559-2881

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Cathy Taylor

Address 3589 Spence Dr Johns Is. SC 29455

Phone Number 843-324-7465

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name MB Aubert

Address 3431 Walter Drive, Johns Isl., SC 29455

Phone Number 843-224-6227

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name J. Carroll O'Neal
Address 4304 River Rd Johns Is. SC
Phone Number 843-224-9001

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name HENRY KENNEDY

Address 2472 STONO WATCH DR 29455

Phone Number (843) 693-6846

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Steph Bruce

Address 3134 Timberline Dr.

Phone Number 957-7364

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Elaine Ross

Address 2435 BATEAU TRACE

Phone Number 240 315 - 0136

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name George Condeer
Address 3200 Privateer Cr.
Phone Number 843-508-4143

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name LaRhondo Tumolo

Address 6983 Dunwell Rd

Phone Number (843) 729-3766

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Heather Brush

Address 3134 Timberline Dr

Phone Number 843-345-0741

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Lauren Tumolo

Address 6983 donwell Rd Wadmalaw Island SC 29487

Phone Number 843-559-7057

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Antwan Sen King

Address 10474 granite Rd

Phone Number 843-260-6668

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Cierra Chavis

Address 2905 Hickory Springs Dr Johns Island SC 29455

Phone Number 843-701-6377

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Deborah Sabin
Address 1516 Thoroughbred Blvd Johns Island
Phone Number 843-270-6333

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Thomas F Berry

Address 3630 Hunter Rd

Phone Number _____

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Jason Livingston

Address 1736 Walpole way

Phone Number 843-637-7173

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Jason Green
Address 4409 Rosebelle Road
Phone Number 843-712-4330

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Charles Ymack
Address 6989 Dunwoell Rd. Wadulesi 29487
Phone Number 843-559-5671

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name James Z. Gaetano

Address 1550 Burnswick Dr.

Phone Number 843 - 501-4156

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Susi Hooper

Address 6021 Chesola Rd.

Phone Number 843 539-1052

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Ms. Nancy Burt

Address 4291 Hope Plantation

Phone Number 404 - 229 - 4110

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Ed Billen

Address 3737 Seabrook Is. Rd

Phone Number 843 768-1020

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Drew Lynch

Address 1967 Suzanne Street

Phone Number 704 - 906 - 3549

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Barbara O. Aubrey

Address 842 Main Road, Johns ISL SC 29455

Phone Number 843-559-9999

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name

Karla Tippis

Address

3153 Edenvale Road John's Is

Phone Number

843-270-1274

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name MARAIDE SULLIVAN

Address 3087 MARITIME FOREST ST

Phone Number 860-830-7374

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Kellen Judah

Address 1721 Stenderidge Rd

Phone Number 8645104798

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Keith Miller

Address 1721 Shendgee Dr

Phone Number 404-872-3629

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Jeremy O'Sul
Address 3324 River Landing rd
Phone Number 843-810-4029

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Jen Walpole

Address 2286 Anchorage Plantation Rd.

Phone Number Wadmalaw Is. SC 29487

843-834-1697

jcwalpole@gmail.com

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Deborah Wetton
Address 1511 Maple Grove Drive
Phone Number 203 895 9605

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Bryan Savage
Address 2760 Colonel Harrison Drive, JI 29455
Phone Number (631) 612-4569

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name CASSANDRA Halsey

Address 2960 Cane Slash Rd., John's Island, SC 29755

Phone Number 843-559-5201

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name _____

Greg Thomas

Address _____

2946 Maritime Forest Rd #5

Phone Number _____

843-345-9097

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Nancy K Gause

Address 4124 E Amy Ln, Johns Island, 29455

Phone Number 843 559 9966

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Rickie Lynch

Address 1196 Brownswood Rd Johns Island

Phone Number 843-879-1407

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Tyrone P. Prince

Address 3340 Ottawa Ave N Charleston, SC

Phone Number (843) 452-0484

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Barbara Lee

Address 440 Drake St.

Phone Number (843) 439-5305

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Chris New Kirk

Address 3153 Edenvale Road Johns IS

Phone Number 843-330-7268

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name RICK BULLOCK

Address 3271 Idinstown

Phone Number 843 732-2108

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Elaine Howard
Address 5608 Katy Hill Road 29487
Phone Number 843-530-0186

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Laura Kisailus

Address 6941 Blenheim Ct. Pittsburgh Pa 15208

Phone Number 571.723.1193

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name GWINATTA GORDON

Address 3308 VAULEUR DR JOHN'S IS

Phone Number 803-456-0098

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Thomas Randall Cynthia Gordon

Address 3308 Vaulegar Dr. Johns Island

Phone Number 803.456.0098

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name

JH Wilson

Address

315 Bantog Circle, Char. SC 29404

Phone Number

803.431-1461

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Karen Burnett

Address 2763 Lillian Lane, SE Charleston, SC

Phone Number 843-709-4122

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Ray Session

Address 2034 Sterling Marsh

Phone Number 843 609 5567

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Gene Dabbs

Address 6109 Chisolm Rd Johns Island G.C.

Phone Number 570-692-0321

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Melissa Carnick-Lane

Address 3444 Thorpe Constantine Ave, 29455

Phone Number 843 697 6016

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Robin Shipp

Address 1984 Jewel St, Johns Island, SC 29455

Phone Number 843-329-3049

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Stephen O'Neal

Address 412 G St. NE Washington DC 20002

Phone Number 847 334 0749

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Amberisha Calhoun

Address _____

Phone Number (410) 615-8001

To: Charleston County Council Members and Charleston County Planning Commission Members

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Thank you for your consideration.

Name ELENA PIORKOWSKI

Address 118 WINDING RIVER RD JOHN'S ISLAND SC 29455

Phone Number 843 819 7697

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Karl W. Lynn Sr.

Address 2924 Edenvale Rd Johns Is SC 29455

Phone Number 843-559-1414

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Debbie Haberman
Address 849 Capt Toms King Johns Isl
Phone Number 843 522 5685

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Paul Sordales

Address 2957 Ayrceke RD

Phone Number 843-801-4410

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Steven Bridges

Address 2671 Battle Trail Dr John's Island SC 29455

Phone Number 843-313-4546

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name DAN BRISKER

Address 3106 Up DA CREEK COURT SEABROOK ISLAND, SC

Phone Number 740-352-0635 - (cell)

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Tim Schwab

Address 2835 Old Drake Dr. Johns Island SC 29455

Phone Number 864 546 0838

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Ann D'Rourke Brasco 

Address 5009 Coral Reef Drive, Johns Island SC 29455

Phone Number 843 303 0030

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Timothy S Mallerd

Address 267 Alexandra Ln. Mt Pleasant SC 29464

Phone Number 843-270-5618

I am a very weekend visitor/second home
resident to Johns Island & Kiawah/Scabrook
This golf development is classy and
needed for our area.

Tim Mallerd

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name GRADY QUERY ^{C132}

Address 3609 River Rd John's Island

Phone Number 843-795-9500

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Angie Bondy

Address 3421 Hobson Dr Johns Island SC 29455

Phone Number 843 605-2284

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Peggy A. Robinson
Address 1552 Traywick Ave. Johns Is.
Phone Number 843-640-3023

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Roachie Roberson III

Address 3284 Peyton St Johns Is SC 294

Phone Number 843 - 817 - 9708 55

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name

Lydia Lipp

Address

2924 Edenvale Rd John's Is SC 29455

Phone Number

843-224-5143

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Bill McCarter

Address 3517 WATER DR

Phone Number 843-693-4451

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Alisha McGreen
Address 3421 Mary Ann Point Rd Lot 0 John's Island SC
Phone Number 843 830 7988 29455

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Melody Brantley
Address 5901 Chisolm Rd
Phone Number 843 343-7223

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Lindsey Hutson

Address 2413 Georgia Guard Dr.

Phone Number _____

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Richard B White
Address 1832 Pineland Dr Johns Island
Phone Number 843-300-9573

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Brenda Matthews

Address 1919 Ghana St

Phone Number 843-754-6733

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Andrea Seabrook-White
Address 1837 Pine Island Dr Johns Isl. S.C. 29455
Phone Number 843-300-9573

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name John Ballentine

Address 1118 Michelle Lane 29405

Phone Number 843 813 2029

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Bud Hinson

Address 3618 Legareville Rd

Phone Number 843-280-8741

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Clinton Lweis

Address 3193 Dunwick Dr.

Phone Number 843-270-6302

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name

Debra Feil

Address

1314 Sugar St TI SC 29255

Phone Number

631-523-6357

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name John Schuster / Loran Hay
Address 2403 N. Edgewood Rd
Phone Number 843 296 4137 / 843 345 0395

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Donna Strong

Address 2953 Edenvale Rd. Johns Island SC 29455

Phone Number 803-707-5857

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Sue Myrick

Address 2809 Capt Sams Rd Seabrook

Phone Number 704-996-1589

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Benjamin Edwards

Address 3522 Habitat Blvd Johns 29455

Phone Number 1-843-810-4944

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Charlotte Veno

Address 3426 Field Planters Road

Phone Number 843-478-7758

Johns IS. S.C.
29455

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Lathene George
Address 1835 Masor Mack Lane Wadswaile Island SC 29487
Phone Number (929) 206-6883

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Mary Adeogun

Address mary.a.adeogun@gmail.com

Phone Number 843 504 4910

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name David Case
Address 3421 Hobson Dr John's Island SC 29455
Phone Number 843-697-7357

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name DARON LEE CALHOUN II

Address 860 BIBURY CRT CHARLESTON, SC 29414

Phone Number 313 492 8335

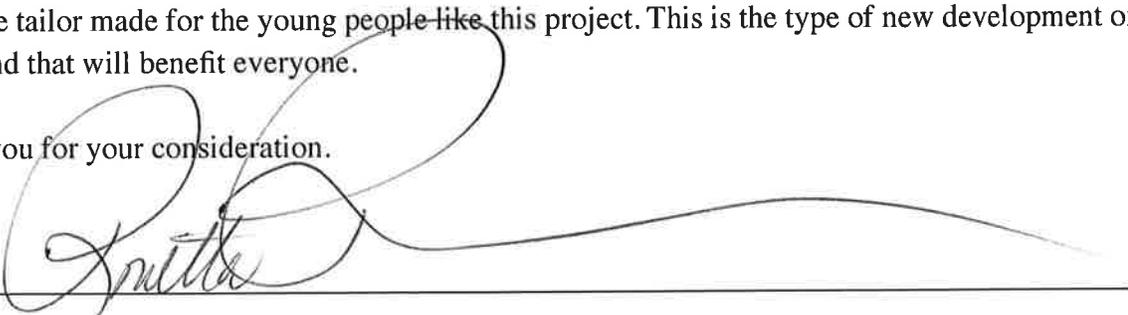
To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name



Address

Phone Number

843 2042 6659

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Carlton Cohen
Address 2834 Curry Road
Phone Number 843 - 330 - 0965

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Michael Curtis

Address 1229 Updyke

Phone Number 269-650-0630

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Marshall Ambrose

Address 6812 Parsh Rd, Wadmalaw Island SC

Phone Number 843-297-3493

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name PHILIP R PRZYBYLOWSKI

Address 2640 BOHICLET RD. JOHN'S ISLAND S.C.

Phone Number 843-696-5283 29455

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Teri Hiers

Address 2707 Cotton Gin Road, Johns Island, SC

Phone Number 843-834-5857

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Patti Nickerson

Address 1806 Cannon St. Chs. SC 29414

Phone Number (843) 312-7478

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name 

Address 3258 ARROW ARROW DR JOHN'S ISLAND, SC 29455

Phone Number 603 8281912

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name John Trotta
Address 1551 Innkeeper Lane
Phone Number (843) 442-5308

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name ANTHONY KALMAN

Address 2920 SUGARBERRY LN.

Phone Number 810-625-1043

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Mitch Krywulycz

Address 5102 Coral Reef Dr

Phone Number 706 267 3819

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name WYSSSES JACKSON
Address 3530 OLD POND RD
Phone Number 843-367-7522

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name



Address

3289 Johnstown Johns Island SC

Phone Number

248-719-0076

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Thelma Roman
Address 2792 Summer trees Blvd
Johns Is. S.C
Phone Number 843-801-5615

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name James Ford
Address 6203 Maplebank Hwy
Phone Number 843-5591565

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Terrence Dickson

Address 4618 prosperity rd

Phone Number 843 489 6506

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Barbara Legum

Address 1962 River Rd. Johns Isl., SC.

Phone Number 557-1957

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name

D. J. Mack

Address

5113 MAYBANK HWY.

Phone Number

843-276-3932

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Phil Zarbi

Address 62 Saint Margaret St 29103

Phone Number 843.693.5208

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Sharelle Coaxum - Jenkins

Address 4628 Bears Bluff Rd.

Phone Number (843) 532-1283

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Jamal Williams

Address 3514 Old Pond Rd

Phone Number (843) 709-9421

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Janie Mitchell
Address 1907 Bridnest Rd Wad. Isl. S.C. 29481
Phone Number 843-559-0283

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Andrey Mye's

Address 1181 Red Bud Ct Johns Island SC

Phone Number 843-768-5836

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name ~~Mickelt~~ Tracy Higgins

Address 11624 Lonnie Taylor Ln, Wadmalaw Island, SC 29487

Phone Number 316-322-3523

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Michelle Higgins

Address 1124 Lonnie Ln, Wadmalaw Island, SC 29487

Phone Number 316-322-050783

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Nate Murtough

Address 1241 Lady Cooper St. CHAS. 29412

Phone Number 843-469-5359

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Jerry Lambert
Address 164 Gardner Circle King
Phone Number 843-513-9049

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Molly Jankowski

Address 25 Amherst St Charleston SC 29403

Phone Number _____

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Caitlin Slee
Address 25 Amherst St Charleston SC 29403
Phone Number _____

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Noel Palma

Address 50 queen st Charleston # SC 29401

Phone Number _____

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Olivia Reed

Address 50 queen st Charleston SC 29401

Phone Number _____

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Chase Alala
Address 50 Queen St. Charleston SC 29401
Phone Number 828-638-6433

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Maria Alala
Address 50 Queen St. Charleston SC 29401
Phone Number 828-514-0474

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Eddie Hughes

Address 1508 Yellowhouse Rd. Wadmalaw, SC 29987

Phone Number 843-991-0596

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Schaquelle Frazier

Address 3627 Chisolm rd, Johns Island, 29455

Phone Number 843-327-7780

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Felicia Sumpter

Address 1103 EZRA CT, Johns Island 29455

Phone Number 843-492-8819

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Renee Chmura

Address 1808 Swing Lane, Johns Island, SC 29455

Phone Number 813-425-3140

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name ZEPHYR CAMURA

Address 1808 SWING LN JOHN'S ISLAND, SC 29455

Phone Number 843-267-2324

MM

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Carolina Chmura

Address 1808 Swing lane Johns Island SC 29455

Phone Number 843-425-3160

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Eleanor Turcay

Address 2291 Kimmerlin Street, Johns Island, SC 29455

Phone Number 843-619-1031

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Donelle Melton

Address 201 Hunt Bridge Rd Cerulea SC 29011

Phone Number _____

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Nancy Blackworth
Address 5364 Birdie Lane Hollywood, SC 29449
Phone Number (804) 243-3888

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Sarah Hawkins

Address 767 Bermuda St 29412

Phone Number 843-1091-9710

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name LARRY ALLEN

Address WADSWORTH ISLAND

Phone Number N/A

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Johnny O'Jenn

Address 6322 Bears Bluff Rd Wadon (an Island

Phone Number 843-614-0878

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Jodi Ruseel

Address 1653 Jessy Elizabeth Rd

Phone Number 843-4250847

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Alex Toline
Address 669 Highwood Circle, Charleston SC
29412
Phone Number 843-696-0253

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Jennifer Masscy

Address 811A Harbor Place Drive, Charleston SC
29412

Phone Number 269-760-5945

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Julie Zametti

Address 608 King Haven Ln Johns Isl SC
29455

Phone Number 843-343-9133

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name DAMIAN ZANETTI

Address 608 KING HAVEN LN JOHN'S ISLAND SC 29455

Phone Number 843 559 1975

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name JAMES W. TSARAS

Address 1223 WHITE TAIL PATH CHAS SC 29414

Phone Number 843 402 6924

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Name Deaf Moore

Address 1778 Equinox Ct John's Isl.

Phone Number _____

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Name EVERLYN BARRIS

Address 1223 White Tail Path Charleston SC 29414

Phone Number 843 402 6924

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Steve Mc MAWUS

Address 1548 TRAYWICK. Johns Island

Phone Number 703 625 5581

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Lynn Sweatman

Address 2696 Battle TRAIL Dr. Johns I.

Phone Number 843-532-4075

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name John Greenberg

Address 3171 Timberline Dr.

Phone Number _____

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name LARRY ALLEN

Address 6271 Maybank Hwy, AAD, ISC. SC

Phone Number 843 - 640 - 6463

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Victoria Manigault
Address 2927 Fontaine Street, Johns Island SC
Phone Number 843-442-5118 29455

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Jean Brown
Address 3588 Maybank Hwy.
Phone Number (843) 371-6805

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name PETER R HETIPSTEAD

Address 1865 BACK FORTY WADNACAWISC SC 29487

Phone Number 843 559 1962

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Herbert Harden

Address 1948 River Rd, Johns Island 29455

Phone Number 331-642-5169

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Jovan Muir

Address 2901 Ecola boulevard

Phone Number 843-263-5455

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Jermaine L. Murray

Address 2901 Cdenborough Rd John's Island SC

Phone Number 843-263-9655

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Leroy Linden

Address 6113 Judge Linden Ln. WAd. ISC

Phone Number 843-559-0686

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Patricia & James Schneider

Address 1540 THE PINE DRIVE JOHN'S ISLAND

Phone Number _____

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Annie Kilpatrick
Address 215 Promenade vista 29412
Phone Number 843-696-4936

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Address _____

Phone Number _____

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Mary Johnson
Address 4447 Maybank Hwy, Northwales Island
Phone Number 843-203-4743

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name *Suzie Rivers*

Address *6257 Willcap Rd. wach ISL*

Phone Number *843-559-3619*

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name

Carolyn Rhodan

Address

6885 Ridgebrook Dr - NChas, SC

Phone Number

843-303-8118

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Demetrius Samuels

Address 6023 Maybank HWY

Phone Number (843) 640-7457

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Debra Capers Dickson

Address 4018 prosperity road

Phone Number (843) 8648925

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Kenneth Bright

Address 5586 Rosebank Rd. Wadmalaw

Phone Number 843-501-5122

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Sam Brown

Address 3532 River Road

Phone Number 843-559-0902

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name SCOTT GORDON
Address 625 Double Eagle Trace Seabrook
Phone Number 614-738-2323

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Thudana Patti

Address 4342 Bearsby Rd Wrd. IS. S. 29482

Phone Number 843-789-0902

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Sandra Middleton-Meredith

Address 5120 Maybank Hwy Wad. Isl., SC 29487

Phone Number 912 552-7061

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name DARNELL K. BROWN SR.

Address 2574 Cherry Point Rd Wadmalaw Isle SC 29487

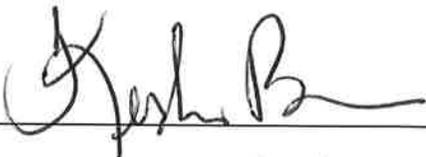
Phone Number 843-414-8275

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name 

Address 2843 Hut Rd, John's Isl

Phone Number 843-442-4408

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Jade Vitt

Address 266 Alexandra Dr

Phone Number (760) 707-8320

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Kayla

Address 1925 Suzanne St.

Phone Number 803-767-8549

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Tonya Brown

Address 3532 River Road, Johns Island

Phone Number _____

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name David Crump

Address 3275 Black Swamp Rd

Phone Number _____

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

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Thank you for your consideration.

Name Anille Woodcock

Address 3213 Arrow Arum Dr.

Phone Number 843-735-4725

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Megan Koehler

Address 232 Fish Hawk Ln., Johns Island, SC 29424

Phone Number 484-553-5450

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Eva Mae Chisolm

Address 5141 Nayhook Hwy Wadmalaw Isl, SC 29487

Phone Number 843/457-5574

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Laurine W. Houston

Address 3575 Kano St John's Isl.

Phone Number 843) 751-5991

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Jerriette Green

Address 5111 Mybank Hwy WAd. Isl. SC 29489

Phone Number 843-697-6676

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Alberta G. Mack
Address 6989 Dunwell Rd, WAd. Isl. SC
29487
Phone Number 843-559 5671

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Sadie M. Robinson

Address 6142 Judge Liper Lane

Phone Number 313 Malaw Island, S.C. 29487

From: [Noreen Powers](#)
To: [CCPC](#)
Subject: Reject a Mini Golf Course in our Barrier Island Community
Date: Wednesday, February 24, 2021 4:57:00 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I am opposed to destroying the beauty of Johns Island with a mini golf course. It doesnt belong on Johns Island.

Thank you
Noreen Powers

From: [Sue Briggum](#)
To: [CCPC](#)
Subject: Rezoning request for Johns Island
Date: Wednesday, February 24, 2021 1:37:12 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Re: ZREZ-01-21-00122

We have owned property on Kiawah Island for nearly 30 years and as soon as the Covid pandemic abates, we will move to our home on Kiawah to become permanent residents. We are writing in opposition to ZREZ-01-21-00122, the “putt putt” proposal for rezoning on Johns Island, for the following reasons:

Traffic on Betsy Kerrigan Highway in the vicinity of the roundabout is already at high capacity. We are aware of accidents occurring multiple times a month when egress from Kiawah or Seabrook is delayed for substantial periods. The current proposal includes no formal traffic survey and no proposal to address the anticipated increase in road use. This stretch of road is already hazardous; adding a commercial use demands a formal assessment and mitigation plan.

This safety concern is exacerbated by recent statements by the project proponent that customers would be allowed to enjoy alcoholic beverages. This is a recipe for additional accidents in an area already saturated with fast-moving traffic.

The project developers, although they have provided a brief useful site map, have not met a reasonable standard for transparency in their various descriptions of plans. There isn't a single document with a full description and timeframe for the site. From the available documents, it is not clear how much the mapped vegetation will mask such a large paved area. Nor does it provide details on signage or intensity of illumination. These are important aspects impacting the consistency of this project with nearby parcels.

Nor is it clear what will be retained over time. At the moment, the developers are seeking a commercial designation for a putt-putt recreational center, but once the property is commercially authorized, that approval could be leveraged to far more lucrative (and burdensome from a safety perspective) use at a later date, the precedent having been set.

This is not a case where denying rezoning renders a parcel worthless. Denying the re-zoning would not impair the parcel in terms of value obtained for price paid. A several home or 10-unit building that preserves local vegetation would pose far less concern in terms of traffic safety and environmental damage and be consistent with current zoning.

The developer could have chosen another commercially zoned property rather than rely upon a change in law. At a recent community meeting, the developer acknowledged that although there are ample commercially zoned properties along Betsy Kerrigan (properties much farther away from the congested traffic at the entrance to Kiawah and Seabrook), they chose this site because it was less expensive. How is it appropriate to use the mechanism of rezoning by the Council merely to increase profit, particularly in the context of very real concerns about traffic safety? The property as currently zoned could be profitably developed for a safer and less environmentally burdensome use.

One of the true benefits of the proposal is its inclusion of charitable contribution. But the contribution is to be calculated in such a constrained and complex way as to make a reasonable estimate (and transparent accounting) difficult. There is no guarantee of annual amount, yet publicity surrounding the proposal appears aimed at gaining some local community support without assured return. Preservation of the historic school house is also an important community asset in the proposal, but again, this “preservation” may not be what it seems. It's not at all clear that the school house will be maintained with the respect it deserves. The developer reportedly stated

recently that the house would be “the place to get your purple golf ball.” Given these contingencies, these community benefits may well be less than meets the eye.

Finally, the environmental degradation proposed is considerable, and a real blow to the wider area’s reputation for resource preservation. In an area where local government and conservation groups go to great lengths to protect wetlands, encourage use of permeable surfaces to minimize channeled run-off, and plan land uses in anticipation of climate change, the developer is devoting a substantial portion of the property to parking. While asserting they will preserve local vegetation, they propose to cut down all the pine trees -- the vast majority of all vegetation on the parcel. This will make the site lighting, illuminated until 10:00 at night, even more conspicuous and intrusive to the skyline.

The Towns of Kiawah and Seabrook have a reputation for environmental preservation that distinguishes these places in the real estate and resort markets, and their success translates directly to the County in contribution to the tax base. The proposal seems inconsistent with the sentiments on the landing pages for both towns:

“Explore Kiawah - An oasis of untouched natural beauty and renowned hospitality for those seeking a retreat into adventure and luxury. Enjoy our perfectly preserved maritime forests, sand dunes, and marshes where turtles, whitetail deer, and seabirds abound. ”

From the Town of Seabrook: “Well treed and edged by nearly four miles of ocean and riverfront beaches, Seabrook Island is home to a spectacular range of wildlife and a thriving ecosystem. From breathtaking sunsets to winding streets lined with live oaks and Spanish moss, the beauty of our island is unparalleled.”

Both Kiawah and Seabrook put great stock in a natural aesthetic. That is inconsistent with a deforested property, with no detailed visuals on construction aesthetics, no specific plan to assure masking of a large parking area, and substantial light pollution in an otherwise dark and natural area.

We appreciate your solicitation of views on this zoning proposal and hope these perspectives are useful in your deliberations.

Respectfully submitted,

Martin & Sue Briggum Rose

8 Turtle Beach Lane, Kiawah Island

February 28, 2021

Members of the Planning Commission:

I oppose the rezoning of 4455 Betsy Kerrison Parkway, John's Island from R-4 to PD-178 commercial as it is an inappropriate commercial development for the primarily residential community. Also the proposed use of the 1868 Walnut Hill School House as a cafe, an educational exhibit and restrooms will destroy the historic integrity of the building.

Sincerely,
Louise Bennett

3205 Resurrection Rd.
John's Island, SC 29455

From: [Stephen Reeves](#)
To: [CCPC](#)
Subject: Sea Island Golf Course
Date: Saturday, February 27, 2021 9:39:11 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Charleston County Planning Commission

As a John's Island resident I support the proposed Sea Island Golf development and associated zoning change primarily for two reasons. It is a family oriented entertainment amenity that this part of John's Island lacks and could really use, local residents and tourists alike. When we want to plan, say an end of season party for our son's Barrier Island little league team we need to drive way off the island. I find it fascinating that many of the properties on Kiawah and Seabrook are rented on a transient basis to the very tourists many of the commentators want to discourage. I do not find the proposal discordant with the nature of the area as currently developed at all.

Secondly, preserving the schoolhouse appears to me to be important to the local residents that pre-date the seaside developments here. A structure used to educate the newly freed children of slaves seems an important historical touchpoint that should be saved and used as an educational tool as the proposal plans.

While the number of amateur traffic engineers that live on Kiawah is amazing, I drive that road several times a day and do not perceive there to be an issue. If the professionals who use real facts are to be believed on traffic, flooding etc., the opposition to the project seems to come down to offending aesthetic sensibilities. The project is not visible to those on Kiawah or Seabrook, largely because the Berkley Electric substation and Kiawah government office complex abutt the property. Those pining for the rustic agricultural beauty didn't seem to mind their government developing the property next door.

Please support the proposal.

Stephen F. Reeves
48 LeMoyne Lane
Johns Island SC 29455

From: [kim.hanson](#)
To: [CCPC](#)
Subject: Betsy kerrison rezoning
Date: Sunday, February 28, 2021 5:19:36 PM

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We are all for the rezoning to allow the golf/bocce/cafe off of the Betsy Kerrison Parkway. We think it will be a welcome addition to the area and for the youth surrounding.

Kim and Dave Westberg
Marsh Oak Lane
Seabrook Island

Sent from my iPad

From: [Regina Goad](#)
To: [CCPC](#)
Subject: Rezoning of 4455 Betsy Kerrison
Date: Sunday, February 28, 2021 6:40:49 PM

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I support the rezoning of this property for the proposed miniature golf venue. I feel this request fits in with the other commercial businesses already in the area (ie, restaurants, coffee shops, sporting venues). Additionally, I feel that property owners should have the opportunity to use their property within the requested proposal.

Thank you -
Regina B. Goad
2666 Fox Lair Ct
Johns Island, SC 29455

From: [Dave Westberg](#)
To: [CCPC](#)
Subject: Planned Mini Golf Course on Betsy Kerrison Parkway
Date: Sunday, February 28, 2021 11:30:31 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

To Whom it May Concern

Please put us down as two votes in favor of the planned Mini Golf Course. Traffic concerns, well please include this in the notes.....MUSC plans to build a trauma center here on the island which will majorly increase traffic, not to mention the sirens and helicopters associated with this trauma center. If traffic is a discussion topic, this needs to be included. Therefore it's inevitable that this traffic is coming, and the argument that this mini golf course is going to cause traffic problems.....join the club. We are in favor of this. Talk about this turning the island into a Hilton Head is absurd.

Dave & Kim Westberg
1990 Marsh Oak Lane
Seabrook Island, SC 29455
Cell 704-491-0424

Sent from my iPad.

From: [Tony](#)
To: [CCPC](#)
Subject: Rezoning
Date: Monday, March 01, 2021 9:07:01 AM

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Hi,

I am a Seabrook resident and I think the miniature golf course on Betsy Kerrison would be a good addition to our community. It would provide more activities for the young and old alike.

Thank You,
Tony Ruzowicz
484-844-1141

From: [susan.whitehouse](#)
To: [CCPC](#)
Subject: Zone change Betsy Kerrison
Date: Monday, March 01, 2021 6:49:18 AM

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In favor of change for recreational facility with amenities. Susan Whitehouse 2919 Deer Point Drive Seabrook Island

Sent from my iPhone

From: [Lisa-ann Moyer](#)
To: [CCPC](#)
Subject: Putt putt
Date: Wednesday, March 03, 2021 3:22:33 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Good afternoon

As a homeowner in Kiawah I would like to voice my support for the proposed mini golf development. Too often there is an angry mob mentality of a select group of residents that drown out the rest of us who like to use rational reason in our decisions about things like this. The town should be focusing its efforts on the ongoing proposed development on the island itself, or the development that is soon to be coming to Bohicket. Those things are going to cause far more of what some of these people are afraid of than a small putt putt facility that can be enjoyed by many. I watched the town council meeting yesterday and was frankly appalled at the fear mongering and one sided approach. "There will be traffic, kids will ride bikes" etc..... really? But increased residential and commercial development on and around the island doesn't seem to elicit the same response? My family welcomes the addition of a family business where we can enjoy having something new to do, our children can have a new activity, and it won't cost us \$300 for a family day event like everything else. This is a benefit to the island and to families. I would ask you to think about everyone. There are a lot more people that live and stay on the island besides the 800 odd curmudgeons that have the time to answer the town's lopsided survey. Which was written with bias I might add. We support this project.

Thank you for your time.

The Moyer Family.

Sent from my iPhone

From: [LAWRENCE HOLDITCH](#)
To: [CCPC](#)
Subject: mini golf
Date: Sunday, February 28, 2021 5:10:34 PM

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YES YES YES !!! I've thought miniature golf here was just what is needed for years!!

Sent from [Mail](#) for Windows 10

From: [Joanne Farrell](#)
To: [CCPC](#)
Subject: Re zoning Betsy Kerrigan parkway
Date: Sunday, February 28, 2021 6:25:21 PM

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I am in favor of the re zoning. I think a mini golf would be good for the area. A family friendly healthy activity. Get the grand kids away from the video games and outdoors!
Kind regards
Joanne Farrell

[Sent from the all new Aol app for iOS](#)

From: [colin harley](#)
To: [CCPC](#)
Cc: [colin harley](#)
Subject: Miniature Golf Kiawah Town Hall
Date: Friday, February 26, 2021 4:43:28 PM

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I and my wife strongly oppose the re-zoning of land near the Town Hall of Kiawah for the purpose of creating a miniature golf course. The facility will be unattractive and will create a Myrtle Beach atmosphere at the entrance to two island communities which were designed and sold as quiet and beautiful residential communities. It is completely out of character with the surrounding communities and will result in a great deal of traffic at a dangerous stretch of the Betsy Kerrison Parkway.

Colin E. Harley
colineharley@gmail.com
Cell: 203-856-9176
Home: 843-243-0456
172 Marsh Island Drive
Kiawah Island, SC 29455

From: [Pamela Gerstmayr](#)
To: [CCPC](#)
Subject: Subject: Rezoning of Betsy Kerrison
Date: Sunday, February 28, 2021 5:28:56 PM

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I have lived in Seabrook Island for six years. The traffic during that time has increased dramatically. There is no need here for more houses or a mini golf course.

Pamela Gerstmayr
2952 Deer Point Drive
Seabrook Island

From: [Linda McLaughlin](#)
To: [CCPC](#)
Subject: Against Rezoning of 4454 Betsy Kerrison Hwy
Date: Sunday, February 28, 2021 5:49:11 PM

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This proposal would be so very detrimental to the character of John's Island, Kiawah Island and Seabrook Island.

This unique area of John's Island would be violated with the commercialism. The peaceful scenery destroyed...forever.

Please save this end of John's Island. There is no going back if this goes forward.

Sincerely,
Linda McLaughlin
3020 Baywood Drive
Seabrook Island

From: [Timothy Finan](#)
To: [CCPC](#)
Subject: 4455 Betsy Kerrison
Date: Sunday, February 28, 2021 5:34:40 PM

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This email message is sent in strong opposition to the requested rezoning of the above address from single family residential 4 to planned development. I am a Seabrook Island property owner. There are too many negatives associated with the proposed use of the address and we need to honor its current zoning.

Thank you,

Timothy Finan
4409 Bridle Trail Drive
Seabrook Island, SC 29455

From: [Kevin Johnson](#)
To: [CCPC](#)
Subject: Rezoning 4455 Betsy Kerrison
Date: Sunday, February 28, 2021 7:50:01 PM

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I do not support the rezoning. I did not move to Seabrook Island to watch it become Myrtle Beach

From: [Bernard McLaughlin](#)
To: [CCPC](#)
Subject: Rezoning for 4455 Betsy Kerrison Highway
Date: Sunday, February 28, 2021 6:31:58 PM

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Dear Charleston County Planning Commission:

I am writing you to share in the strong opposition to the rezoning of 4455 Betsy Kerrison Highway.

While the 1,000 plus document proposal submitted by the construction developers is certainly comprehensive in addressing all the technical aspects of the rezoning proposal, what it doesn't address is the negative "change in character" of our community.

As you know, Charleston County, Johns, Seabrook and Kiawah Islands have long-held beliefs in maintaining the character of our local communities. Collectively, we've collaborated in taking the necessary steps to control inappropriate commercial growth. Downtown Charleston is a shining example, having shown the world the benefits of strong, well-planned appropriate growth.

There are certainly places for these types of construction projects, but rezoning the Betsy Kerrison Highway is like bringing in a "Trojan Horse." It would signify the first in a series of rezoning projects and a commercial direction that will forever change this area.

I respectfully petition the CCPC to look not only at the traffic counts, architectural views, narrow economic impacts etc., but also truly see what this type of rezoning will mean to the future our community, its animal habitat and the character these islands that we have been protecting for generations.

Sincerely,

Bernard McLaughlin
3020 Baywood Drive
Seabrook Island, SC

From: suzannelockett@sbcglobal.net
To: [CCPC](#)
Subject: parcel located at 4455 Betsy Kerrison
Date: Sunday, February 28, 2021 8:00:13 PM

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ALL:

I have several thoughts on this project:

1) the area is for wealthier folks who like the peace and quiet that Kiawah, Seabrook and Bohicket provide. This one reason that's Red's at Bohicket didn't make it, and the fire didn't help. I moved a tenant that gets the low country attitude they learned from the trial horse on Hilton Head.

2) The folks on the aforementioned islands would not be here if they liked putt-putt golf. Putt-putt golf belongs up at Myrtle Beach or Shem Creek.

3) Putt-putt is an eyesore and will bring in the wrong crowd. We live here in our nice quiet, peaceful, clean neighborhoods as we don't like noise and commotion.

Let's not cheapen our neighborhood when rooms at the Sanctuary start above \$400.00 and I'm not going to see our property values decline after working hard for most of my life to afford to live where I want, not where a job takes me.

Bill Fox, Seabrook Island

From: [Karen Wlodarski](#)
To: [CCPC](#)
Subject: rezoning request for 4455 Betsy Kerrison Parkway - OPPOSED
Date: Sunday, February 28, 2021 9:13:58 PM

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As a longtime Seabrook/Johns Island resident, I would like to register my opposition to the rezoning request for this parcel. I don't believe that the addition of a miniature golf course and bocce ball courts in this location would enhance the tranquil nature of Johns Island, and I further think that this particular zoning change would open the possibilities of future such commercial businesses being approved in our rural area.

Sincerely,
Karen Wlodarski
2743 Old Oak Walk
Johns Island, SC 2945

From: [Heidi Lantin](#)
To: [CCPC](#)
Subject: Rezoning 4455 Betsy Kerrison
Date: Sunday, February 28, 2021 10:46:28 PM

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I heard the old schoolhouse will be incorporated , used for the development of the mini /putput golf course .it is an insult to the heritage of Johns island to use it as a-ticket office
Or behold “a privy”. It needs to find a place to call home, and be properly recognized in the history of Johns island, SC

Heidi Lantin
2535 Seabrook Island Road
Johns Island SC 29455
USA

843-243-8239
C: 843-408-9908

From: [chad_rouse](#)
To: [CCPC](#)
Subject: Opposition to 4455 Betsy Kerrison Boulevard
Date: Monday, March 01, 2021 7:06:36 AM

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To whom it may concern,

I am aware of the proposed rezoning of property at 4455 Betsy Kerrison Boulevard which lies between the Kiawah Island Municipal Center and Resurrection Road. We live right around the corner from this location. I understand that the rezoning request to change the current zoning of R-4 to a PUD and that the plan includes a miniature golf facility.

As a concerned citizen and a property tax payer to Charleston County, I respectfully request that you DENY this rezoning request for a variety of reasons. First and foremost, the current R-4 zoning is more appropriate for this area when the surrounding areas are taken into consideration. This area of Charleston County is totally inappropriate for extensive commercial development and certainly not amenable to a miniature golf facility. Finally, I am concerned that the character of this type of development could have, and increased traffic in the area of the proposed rezoning. We have two young girls, If we wanted to live in Myrtle beach, we would have moved there. Some people are saying that we need something like this here because other kid activities are so far away. Many conveniences are not on Johns Island because it is meant to be RURAL! I also believe that this would be a slippery slope to further detrimental and potentially unsightly development in this general vicinity in an area already challenged by traffic issues. The other business's that have been owned by the person pushing this mini golf center have all been run down locations that are not maintained.

I hope that you will agree with me and OPOSE this request. Thank you for your consideration.

Kind regards,
Chad Rouse
2866 Maritime Forest Dr.
Johns Island, SC 29455

Sent from my iPhone

From: [Ellie Ward](#)
To: [CCPC](#)
Subject: Putter Golf on Betsy Kerrison
Date: Monday, March 01, 2021 8:22:10 AM

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Although I have written my objection before, I would like to reiterate my stance on the Putter golf being planned on Betsy Kerrison.

First, changing the zoning will make it easier for the next commercial build to get a zoning change. We do not need nor want this area to be a busy commercial area.

Second, more building just adds to the flooding issue.

Third, there are enough accidents on this road without adding more. At certain times it will be especially difficult for residents of Kiawah River Estates to turn out of KRE onto BK, adding to the already too many accidents. The shut down of roads due to accidents is already extreme. People coming out this way who haven't driven on these roads are more likely to be in or cause accidents.

Finally, we all chose to live in this area because of the quiet beauty, wildlife and natural setting. By changing the zoning for one person who purchased the property knowing it was zoned residential, you are penalizing all the rest of us who would prefer to keep this place as is and leave the commercial development to areas specifically zoned for it.

Thank you,
Ellen Ward
Seabrook Island

From: [David Merline Jr](#)
To: [CCPC](#)
Subject: opposed to Sea Island Gold
Date: Monday, March 01, 2021 8:48:19 AM
Attachments: [image001\[65\].png](#)

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I am opposed to this proposed development. I am a Kiawah and Seabrook property owner.

DAVID A. MERLINE, JR.

PHONE (864) 242-4080
FAX (864) 242-5758
EMAIL Dmerlinejr@merlineandmeacham.com
ADDRESS 812 East North Street (29601)
Post Office Box 10796
Greenville, SC 29603
WEB www.merlineandmeacham.com



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From: [Margaret Wildermann](#)
To: [CCPC](#)
Subject: Johns Island Putt Putt Golf proposal
Date: Monday, March 01, 2021 8:59:16 AM

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I do not think that the proposed zoning change to allow a miniature golf course and various other commercial ventures on the proposed property should be approved. The site will generate more traffic at a dangerous spot on Betsy Karrison road, change in zoning will establish a precedent of allowing more commercial development in spaces not so designated, and the electrical power station is located adjacent to this property and open access must be available to expansion and maintenance. This is not the type of growth that the Johns Island community needs of wants.

Margaret Wildermann
3138 Privateer Creek Rd.
Seabrook Island 29455

From: [Robert Mason](#)
To: [CCPC](#)
Subject: rezoning
Date: Sunday, February 28, 2021 6:53:06 PM

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i vote no - too much traffic and no valued add.

robertmason
3732 seabrook island rd

Sent from my iPhone

From: [Joanne Gallivan](#)
To: [CCPC](#)
Subject: Zoning change for 4455 Betsy Kerrison
Date: Monday, March 01, 2021 11:08:23 AM

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I strongly object and do NOT support changing this parcel of land to the planned development PD-178. The amount of traffic that it would bring to the area would be untenable. The commercialization of this part of Johns Island is totally unnecessary and would impact the already overburdened roads. It would impact and bring about more issues with flooding the already flooding areas. Lastly the area does not warrant a commercial-type business that would cause even more congestion. There is an adequate coffee shop across the street so another one is not needed. Please deny this proposed request.

Thank you
Joanne Gallivan
Seabrook island

Sent from my iPad

From: [William Henry](#)
To: [CCPC](#)
Subject: Proposed Rezoning: 4455 Betsy Kerrison Parkway, Johns Island, SC
Date: Monday, March 01, 2021 10:36:09 AM

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To Whom It May Concern:

My wife and I are property owners on Seabrook Island and have been since September 2013. We have been full-time residents since February 2017.

I write to oppose, in the strongest possible terms, the proposal to rezone the subject property to permit construction of a putt-putt course, bocce court, and ancillary dining facilities with parking. Among our reasons for objecting to the proposal:

1. Traffic along Betsy Kerrison Parkway, and on roads leading to the Parkway (particularly Bohicket Road), is already at far greater volumes than these roads were designed to handle. Existing development projects along Bohicket and Main Roads will only exacerbate what are today serious problems. These roads are dangerously over-stretched, as is apparent by the number of serious accidents which routinely close Bohicket Road. Siting an amusement attraction at the end of this wobbly network of rural roads is a terrible idea and dangerous.
2. As I understand the proposal for automobile access to the proposed project, traffic will come south on Betsy Kerrison parkway toward Kiawah and Seabrook and will have to go through the round-about separating the islands and enabling access to the Freshfields shopping area. All traffic seeking access to the proposed project would be funneled through the existing small round-about in order to gain access. It is already difficult to drive through this round-about with existing traffic, particularly in the morning and evening rush; adding more volume to the round-about will exacerbate that problem.
3. The proposed project will add further hardscape to an area that is already chronically flooded during king tides and with any volume of rain. Hardscaping more of this part of the island will further exacerbate this problem.
4. Preserving the existing historic school house as part of an amusement area strikes me as an insult to the history of this area.
5. The proposed project is completely out of character with the surrounding development and let alone the Seabrook and Kiawah Islands. To put it bluntly, a tacky mini-amusement park clashes with the tone and development of the area. This is not Myrtle Beach nor do we want to become Myrtle Beach.

Please register my strong objections to this proposal.

Sincerely,

William A. Henry and Kyle A. Kane (Mr. and Mrs.)

William A. Henry
2568 High Hammock Road
Seabrook Island, SC 29455
843-410-1927
Mobile: 240-495-0207
William.henry4505@gmail.com

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From: [Randy Cowart](#)
To: [CCPC](#)
Subject: Mini Putt-Putt proposal 4455 Betsy Kerrison Parkway
Date: Monday, March 01, 2021 11:31:01 AM
Attachments: [image001.png](#)

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I am opposed to this project for the following reasons:

Traffic and safety of adults and children

Pedestrian and bike safety

Speed of traffic close to the round about

Increased commercial development along the parkway

Does not fit the character of Kiawah Island and Seabrook Island

Thank you for your NO consideration,

Best-

Randy Cowart
15 Silver Moss Circle
Kiawah Island, SC 29455

Sincerely,

Randy Cowart

President / CEO / Chairman

The Wm. Powell Company

T: 513.852.2021

F: 513.852.2048

C: 513.382.7853

rcowart@powellvalves.com

powellvalves.com



From: [Annie Acree](#)
To: [CCPC](#)
Subject: Please do not approve 4455 Betsy Kerrison rezoning to PD178
Date: Monday, March 01, 2021 12:04:30 PM

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Dear Commissioners,

We live on Johns Island, on Berryhill Road, and respectfully request that you deny the request for rezoning of the parcel located at 4455 Betsy Kerrison Pkwy. The proposed rezoning is to change from current zoning of single family residential 4 (4 units per acre; "R-4") to planned development ("PD-178").

Bohicket/Betsy Kerrison cannot sustain the traffic that this kind of development would create! Not to mention the environmental impact of a development as this. The R-4 zoning is perfect to stay just as it is for this location.

Thank you so much!
Anne and Christian Acree
3622 Berryhill Rd, Johns Island

--

Annie

From: [Richard](#)
To: [CCPC](#)
Subject: PD 178
Date: Monday, March 01, 2021 4:01:55 PM

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Please don't approve this plan. Let's try try to keep this little bit of Heaven as is. Folks move here for the beauty and serenity. Don't spoil it.

Thanks, Richard Wagner Seabrook Island

Sent from my iPhone

From: [Martha Cowart](#)
To: [CCPC](#)
Cc: [Randy Cowart](#)
Subject: Putt-Putt on Betsy Kerrigan Hwy.
Date: Monday, March 01, 2021 1:52:03 PM

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I am opposed to this project for the following reasons:

Traffic safety for kids & adults

Think area already promotes “natural” activities for area kids & does not need “commercial” activities.

I think the area’s county parks provide plenty of activities for area kids. Parks might adding Putt-Putt.

I have seen too many abandoned Putt-Putt courses that become eyesores for community to clean up.

Please consider a”NO” for this project.

Thank you,
Martha Cowart
15 Silver Moss Circle
Kiawah Island, SC 29455

Sent from my iPhone

From: [Susan Culler Soden](#)
To: [CCPC](#)
Subject: Johns Island Miniature Golf Proposal
Date: Monday, March 01, 2021 4:15:20 PM

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Hello,

I am writing to voice my strong opposition to allowing a miniature golf course to be built on Johns Island. Our island communities have worked hard to maintain a level of decorum and a miniature golf course just doesn't fit. We already fight traffic to access the islands and adding to the congestion is not in the best interests of anyone living in the area. Thank you for your consideration of my opinion.

Susan Soden
1021 Crooked Oaks Lane
Johns Island, SC 29455

From: [RICHARD Colletta](#)
To: [CCPC](#)
Subject: Mini Golf Course proposal-Betsy Kerrison Parkway
Date: Monday, March 01, 2021 4:24:42 PM

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Dear Sir or Madam,

We are property owners on Kiawah Island and understand there is a public meeting on March 5 to discuss the possible zoning change to add a Putt Putt course near the entrance to Kiawah and Seabrook Islands. We feel this is not appropriate given the current zoning and image established for the area. All the retail establishments in nearby Fresh Fields follow a carefully developed zoning plan. This proposed establishment will not meet those standards. It will attract unneeded traffic. It will also lead to a significant negative effect on our property values which will eventually reduce the Charleston County tax base.

Please turn down this request.

Sincerely,
Richard Colletta

From: [Bill Baker](#)
To: [CCPC](#)
Subject: March 8th meeting - Putt Putt
Date: Monday, March 01, 2021 4:19:38 PM

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Good morning,

I am writing to you as a concerned citizen, property owner and Hopkinson Plantation Point HOA secretary/treasurer. I want to express my opposition to the rezoning of property located on Betsy Kerrison Parkway from R-4 to PUD, so the owners can build and operate a Putt Putt.

There are many reasons why we object to this rezoning.

- 1) There are already 3 commercial nodes within 2 miles of the property where this type of activity is more suitable and carries existing zoning that would accommodate it: Freshfields Village, Bohicket Marina and the intersection and surrounding area of Betsy Kerrison Pkwy and River Road.
- 2) The only possible entrance and exit from the property would create a dangerous traffic hazard for existing traffic and patrons to this facility. The proposed entrance/exit to the property is in a "blind curve" where the speed limit changes from 35 mph to 50 mph. As residents, contractors and employees leave the islands, the situation would be made dangerous by putting a business in this location. Whether you come from the barrier islands or from the interior of Johns Island you would have to make a u-turn on a dangerous 4 lane highway that does not have suitable turnouts. In fact, the turnout closest to this property floods with 6"-8" of water, with the slightest rain (photo attached after a 2/10" rain event).
- 3) Even though the developer states otherwise, there is no way there is not going to be additional light and noise pollution in the immediate area. An area that is dominated by residential property.
- 4) The Hopkinson Plantation Point Homeowners Association just held its annual meeting. As secretary/treasurer, I would like to report, we discussed the rezoning request. Eight of the Nine property owners strongly opposed the rezoning. The only dissent was a member who said he was neutral. Our subdivision is within 3/4 mile from the property and from our front entrance we can see the land. All of us made substantial financial investments (pay our taxes and vote) based upon the rural nature of the area and the present zoning.
- 5) The property owner purchased the land from the seller knowing they had plans to put a Putt Putt on the property. The buyer should have bought the property with a contingent of getting the land rezoned. They didn't, because they knew the cost of land in the commercial nodes where this type of business is allowed is too expensive for their business model. The purchaser of the property has a history of running businesses on property zoned residential, even operated a commercial dock on a residential dock permit.
- 6) The developer often references the Putt Putt on Coleman Blvd. in Mt. Pleasant as having

the same "site" characteristics as this site. Property is located just before the entrance to the barrier islands, surrounded by residential property, etc. I might point out that the Putt Putt they reference is out of business, and has been for a number of years and is a blight on the community. It just so happens that on the adjacent property, a large, multi-story condominium complex is being built. The only Putt Putt's in the County that have survived are those where the primary source of revenue is NOT from Putt Putt. Those facilities that have Putt Putt, that have survived have go-kart racing, arcades and other carnival type rides as the primary source of revenue. We do NOT want that type of business in our "backyard".

7) The developers have said they are going to "restore" the old schoolhouse on the property. There is no way you can bring this historic building up to current building codes to operate a refreshment stand and "restore" the building to its historical significance. Quite the opposite would happen.

8) Lastly the proposed business does not fit into or add to the historic nature of the area on Johns Island. It distracts from it. The developers have stated that the "children" of Johns Island need this type of entertainment. The vast majority of "children" of Johns Island do not live in this part of the island, they live closer to the Maybank Road corridor. Recently a baseball batting cage entertainment and training facility was opened. Where did it open? Central to where the "children" of Johns Island live - in the Maybank Road corridor. No changes to zoning needed to be petitioned.

I strongly urge the planning commission to oppose this zoning request based upon the items I have listed above.

Thank you in advance for your careful consideration of this matter.

Respectfully submitted,

Theresa L & William P. Baker
3316 and 3320 Hopkinson Plantation Rd
Johns Island, SC 29455
804-901-3127

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From: [Betsy Curtin](#)
To: [CCPC](#)
Subject: Rezoning Request for 4455 Betsy Kerrison Parkway
Date: Monday, March 01, 2021 7:07:24 PM

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My husband and I reside in Kiawah River Estates. We oppose any changes to zoning to allow the proposed Miniature golf facility. It would negatively impact the traffic situation that has continued to worsen.

Betsy Curtin and Richard Van Atta
4309 Heads Point Court
Johns Island, SC

From: [Carmen Cowart](#)
To: [CCPC](#)
Subject: Putt putt
Date: Monday, March 01, 2021 5:27:04 PM

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I am opposed of putt putt on main road on Johns Island due to lack of good sidewalks and fear of speeding at the putt putt entrance

Carmen Cowart
15 Silver Moss Circle
29455

Sent from my iPhone

From: [Clyde Farmer](#)
To: [CCPC](#)
Subject: No to putt putt
Date: Tuesday, March 02, 2021 9:19:16 AM

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To whom it may concern

As a homeowner in Hopkinson Plantation not far from this location. I am in opposition of rezoning to allow for the miniature golf. I am concerned about the safety of vehicles, bikers and pedestrians with the posted speed on Betsy Kerrison and how close it is to the round-about. There are already too many deadly accidents in proximity to this area. It will also be a detriment to the beauty of our area.

Clyde Farmer
3310 Hopkinson Plantation Rd.

Sent from my iPhone

From: [Bill Finan](#)
To: [CCPC](#)
Subject: [***Spam***] Rezoning for bocce and putt putt
Date: Tuesday, March 02, 2021 9:55:22 AM

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Stop the madness! The area is already overdeveloped and the current infrastructure (roads, water, deer are stressed. As a jJohns island resident I strongly oppose this development as short sighted and a portentously eyesore on our remaining natural landscape.

William T Finan

Sent from my iPhone

From: [Rich Thomas](#)
To: [CCPC](#)
Subject: CONCEPTUAL PLANNED DEVELOPMENT (PD) PLAN, SEA ISLAND GOLF COURSE PD [TMS 204-00-00-025, 2.68 ACRES]
Date: Tuesday, March 02, 2021 10:54:20 AM
Attachments: [PUTTPUTTPUD2.pdf](#)

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Please see the attached .pdf file for a full set of comments on this proposed rezoning. Herewith are a few points more fully expanded in the .pdf.

--R

COMMENTS ON PROPOSED PUTTPUTTPUD

CONCEPTUAL PLANNED DEVELOPMENT (PD) PLAN, SEA ISLAND GOLF COURSE PD [TMS 204-00-00-025, 2.68 ACRES]

Submitted by: Rich Thomas, 4360 Betsy Kerrison Parkway, Johns Island

I have lived for nearly 13 years at 4360 Betsy Kerrison Parkway, less than 1/2 mile from the proposed facility. All traffic to/from this facility will pass by my driveway. The property is very much in my somewhat rural neighborhood and would have negative effects on my quality of life, safety, and likely on my property value. There are very specific issues with the proposal as relate to particular considerations by the Planning Commission.

I am opposed to changing the property to a PD.

Please find below specific detailed comments on the proposed PuttPuttPD at 4455 Betsy Kerrison Parkway on Johns Island.

THIS SECTION CONSTITUTES AN ADDENDUM TO COMMENTS SUBMITTED IN THE PREVIOUS HEARING ON THIS MATTER. ALL COMMENTS ARE IN THE ATTACHED .PDF

The basic issue here is that this is a spot-zoning change for the convenience of the developers and is inconsistent with the general use in this particular area.

There are at least SEVEN (or more) commercial nodes with a few miles of this location already zoned and developed for commercial uses — On Kiawah Island at the various resort venues, on Seabrook Island by the gate and near the marina, Freshfields, Mullet Hall (“Kiawah River” development) on BKP, two new commercial developments at corner of River/BKP/Bohicket, and the hardware store development at corner of River/BKP/Bohicket. In fact there are now a new proposed grocery store and additional commercial businesses at Freshfields, and a new large retirement community and emergency medical facility proposed

along Seabrook Island Parkway.

These are all commercial nodes within a half to few miles of this location where the facility could go and not require any rezoning, but they are cheap and just want to make a quick buck by rezoning this property.

By their own admission this is for "Johns Island" so it should be nearer the population center of Johns Island, i.e., on Maybank Highway near the population growth areas in the new developments and where a commercial overlay district is being established by City and County.

We know, however, that their point of proposing to locate the proposed facility here, aside from the property being relatively cheap, is to take advantage of summer visitors to Kiawah, Seabrook, and Beachwalker Park. "Johns Island" is just an afterthought, and in fact in their presentations to neighbors the target market of Kiawah visitors was mentioned prominently multiple times.

Most specifically per the County Ordinances a zoning change must meet the following standard for approval:

Zoning map amendments may be approved by County Council only if the proposed amendment meets one or more of the following criteria:

A. The proposed amendment is consistent with the Comprehensive Plan and the stated purposes of this Ordinance;

We know that there are overlay districts being proposed on Main and Maybank to address commercial v. residential, this area could benefit from a similar approach rather than random rezonings. And wit existing commercial nodes relatively close to the proposed location, there is a de facto "plan" that has been established among Charleston County, the Town of Kiawah Island, and the Town of Seabrook Island to keep commercial activities contained in nearby defined areas. Existing and evolving Comprehensive Plan elements do not seem to suggest that this use should be allowed on this property in this area.

The proposed PD DOES NOT meet this criterion.^{[[SEP]]}

B. The proposed amendment will allow development that is compatible with existing uses, recommended density, established dimensional standards, and zoning of nearby properties that will benefit the public good while avoiding an arbitrary change that primarily benefits a singular or solitary interest;

The proposed amendment will ABSOLUTELY NOT be compatible with existing uses (residential, rural, ag, etc). It would NOT be compatible with adjacent zoning of nearby properties (a PD is a "rezoning"). The proposed rezoning/PD use will NOT benefit the public good (i.e., the neighborhood) while providing an arbitrary SPOT ZONING change that primarily benefits the new property owners (the singular interest, i.e., the developers/investors, that bought the property relatively cheaply, knowing full well what the existing zoning is, trying to make change to cash in).

The proposed PD DOES NOT meet this criterion.^{[[SEP]]}

C. The proposed amendment corrects a zoning map error or inconsistency;

NO there is no error or inconsistency that is being corrected by the proposed rezoning to a PD to allow a commercial use.

The proposed PD DOES NOT meet this criterion.^{[[SEP]]}

^[1]_{SEP}D. The proposed amendment addresses events, trends, or facts that have significantly changed the character or condition of an area.

Nothing in the immediate area has changed, and indeed no one wants it to change. The changes have occurred in nearby areas what would allow BY RIGHT the proposed use; this property does not need to be another one of those. In fact there are considerations underway to conserve this area from commercial development. And also in fact, multiple commercial nodes have been established in the immediate vicinity (within 3 or 4 miles) to include such uses. The proposed PD does not need to become another commercial zone outside of those that exist nearby.

^[1]_{SEP} **The proposed PD DOES NOT meet this criterion.**

E. Development standards of the underlying zoning district pertaining to density, lot size, location, and arrangement of buildings and structures, lot dimensions, and landscaping may be altered in Planned Developments. The underlying standards of the zoning district may be altered only if the development will serve an overriding public interest and/or public safety concern.

The proposed PD DOES NOT serve an overriding public interest concern as there are other locations close by, or in areas that would more suitably serve a public interest (e.g., Maybank corridor that is now being considered for an overlay district, and is near the larger “public” of Johns Island) and indeed will be a SIGNIFICANT DETRIMENT to public safety (i.e., traffic concerns as documented in detail below).

The proposed PD DOES NOT meet this criterion.^[1]_{SEP}

THE PROPOSED AMENDMENT MEETS NONE OF THE CRITERIA THAT WOULD ALLOW THE PROPOSED USE

--

--R

Winston Churchill:

“Never give in--never, never, never, never, in nothing great or small, large or petty,

never give in except to convictions of honor and good sense.

Never yield to force; never yield to the apparently overwhelming might of the enemy.”

COMMENTS ON PROPOSED PUTTPUTTPUD

CONCEPTUAL PLANNED DEVELOPMENT (PD) PLAN, SEA ISLAND GOLF COURSE PD [TMS 204-00-00-025, 2.68 ACRES]

Submitted by: Rich Thomas, 4360 Betsy Kerrison Parkway, Johns Island

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There are at least *SEVEN* (or more) commercial nodes within a few miles of this location already zoned and developed for commercial uses — On Kiawah Island at the various resort venues, on Seabrook Island by the gate and near the marina, Freshfields, Mullet Hall (“Kiawah River” development) on BKP, two new commercial developments at corner of River/BKP/Bohicket, and the hardware store development at corner of River/BKP/Bohicket. In fact there are now a new proposed grocery store and additional commercial businesses at Freshfields, and a new large retirement community and emergency medical facility proposed along Seabrook Island Parkway.

These are all commercial nodes within a half to few miles of this location where the facility could go and not require any rezoning, but they are cheap and just want to make a quick buck by rezoning this property.

By their own admission this is for "Johns Island" so it should be nearer the population center of Johns Island, *i.e.*, on Maybank Highway near the population growth areas in the new developments and where a commercial overlay district is being established by City and County.

We know, however, that their point of proposing to locate the proposed facility here, aside from the property being relatively cheap, is to take advantage of summer visitors to Kiawah, Seabrook, and Beachwalker Park. "Johns Island" is just an afterthought, and in fact in their presentations to neighbors the target market of Kiawah visitors was mentioned prominently multiple times.

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The proposed PD DOES NOT meet this criterion.

- B. The proposed amendment will allow development that is compatible with existing uses, recommended density, established dimensional standards, and zoning of nearby properties that will benefit the public good while avoiding an arbitrary change that primarily benefits a singular or solitary interest;

The proposed amendment will ABSOLUTELY NOT be compatible with existing uses (residential, rural, ag, etc). It would NOT be compatible with adjacent zoning of nearby properties (a PD is a "rezoning"). The proposed rezoning/PD use will NOT benefit the public good (*i.e.*, the neighborhood) while providing an *arbitrary* SPOT ZONING change that primarily benefits the new property owners (the singular interest, *i.e.*, the developers/investors, that bought the property relatively cheaply, knowing full well what the existing zoning is, trying to make change to cash in).

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The proposed PD DOES NOT serve an overriding public interest concern as there are other locations close by, or in areas that would more suitably serve a public interest (e.g., Maybank corridor that is now being considered for an overlay district, and is near the larger “public” of Johns Island) and indeed will be a *SIGNIFICANT DETRIMENT* to public safety (*i.e.*, traffic concerns as documented in detail below).

The proposed PD DOES NOT meet this criterion.

THE PROPOSED AMENDMENT MEETS NONE OF THE CRITERIA THAT WOULD ALLOW THE PROPOSED USE

******THESE COMMENTS WERE SUBMITTED PREVIOUSLY BUT STILL PERTAIN TO THE PROPOSED PD AND ARE INCLUDED IN THIS UPDATED SUBMITTAL IN THEIR ENTIRETY******

I have lived for nearly 13 years at 4360 Betsy Kerrison Parkway, less than 1/2 mile from the proposed facility. The property is very much in my neighborhood and would have negative effects on my quality of life, safety, and likely on my property value.

Please find below specific detailed comments on the proposed PD.

Current Zoning

The current zoning for this property is R4. It does **NOT** allow for this use as currently zoned. That is for a good reason, this area is historically ag/residential. There is a small commercial area (sorta) across the road that has been there forever. (See ADDENDUM below

Allowed uses (see full tables below)

MINIATURE GOLF COURSES ARE NOT ALLOWED IN R4

Zoning and Land Development Regulation

CHAPTER 12 | DEFINITIONS

ARTICLE 12.1 TERMS AND USES DEFINED

TERM DEFINITION

Community Recreation A recreational facility that is the principal use of a parcel of land and that is for use by residents and guests of the following: a particular Residential Development, Planned Development, church, private primary or secondary educational facility, community affiliated non-profit organization. Community Recreation can include both indoor and outdoor facilities.

Effective on: 11/20/2001, as amended

Community Recreation Center A public or quasi-public building designed for and used as a social, recreation, and cultural center. As a part of such recreation centers, there may be included craft rooms, music rooms, game rooms, meeting rooms, auditoriums, swimming pools, and kitchen facilities. Kitchen facilities and dining areas shall be used for special events only.

Effective on: 11/20/2001, as amended

Freshfields commercial development node is 1/4mile away where these uses are (likely?) allowed. The Haulover a short ways down BKP is a defined geographic feature/ boundary for commercial node that would be more easily/safely accessible to patrons of such a facility

Seabrook Bohicket Marina is ~1 mile away that (likely?) allows commercial activities and would be more easily/safely accessible to patrons of such a facility
There is another commercial node near Seabrook Gate that has a restaurant, etc.
There is a proposed retirement community and emergency care facility within ~1 mile nearby. These are in areas that allow commercial development.

There is an existing commercial node at intersection of BKP/River/Bohicket approximately 2.5mi up BKP and has more/safer access to potential patrons of such a facility and there is land advertised as being available.

There will be at some point another new commercial node at the intersection of BKP/ River/Bohicket (~2.5mi up BKP) that will have various businesses, land is yet undeveloped but would likely have space for such a facility, and better infrastructure (sewer)

There will be a commercial node on BKP at entrance to KRP (~2miles up BKP), land is yet undeveloped but will have sewer, etc.

WE DO NOT NEED TO OPEN NEW COMMERCIAL NODE AT END OF BKP ON JOHNS ISLAND

Overlay District

CCPC SHOULD CONSIDER A BKP OVERLAY DISTRICT similar to Main and Maybank to define allowable uses considering ag/residential history. This would be a valuable and comprehensive planning process to address development pressures, citizens' concerns, historic uses, etc. Until such an exercise is completed the CCPC should not consider random requests for significant changes in uses in areas that have not historically accommodate such uses. This exercise would incorporate Johns Island residents as well as the Towns of Kiawah and Seabrook.

Historic/Current Use

The site is wooded and quiet. It is adjacent to TOKI Town Hall. The site contributes to the buffer between ag/residential properties and the TOKI Town Hall and then the commercial development of Freshfields.

The site was historically ag use. The Rosebank farmstand was there for many years, and the adjacent property was actively farmed until converted to TOKI Town Hall use.

There is no sewer service so the facility would require septic service.

The site is undeveloped and is a very benign use of the property at this point as a buffer to the electrical substation located behind it. Adding lights for parking and the actual recreational activities will result in more **light pollution**.

The site also accommodates the historic Walnut Hill School. The applicants propose the following:

***PROPOSED (Applicant description):** Walnut Hill School was constructed in 1868 by the Freedman's Bureau to educate the children of freed slaves. The building was used as a school until the 1930's and then used as a courthouse. In 1991, due to road expansion, the building moved .75 mile south and then moved .25 mile southeast in 2011. The proposed re-use of the school will have no adverse effect on it as long as it does not permanently alter its design, workmanship, or materials. The Historical and Archeological Properties Survey <HAPS> identified no archeological remains within the project area. Walnut Hill School is eligible for the N.R.H.P. One of the principal goals of the planned development is to preserve the school house. Schoolhouse is an historic building.*

There have been efforts to preserve the Schoolhouse as a museum of local history and culture. It was individually maintained for many years and used as a museum showing artifacts and photos and such found in the area. Various personal issues mitigated that use despite efforts to preserve the building or move it somewhere more accessible to be used as a museum. The proposed scheme would turn it into an office and ice cream shop which will be a complete insult to the history it has.

A new commercially-built building would not likely cost more than bringing the old building up to standard (structural, electrical, water, sprinklers, fire code, sewer) Converting the use of the building will essentially be a complete rebuild with some appearance of historical authenticity, only a facade of the original building. This will be totally out of character for the building and history. **It will in no way be "preserved."**

Essentially the proposed use will destroy any historical aspects of the building other than its facade; indeed, it will be more of a Disneyesque facsimile of the original building. Surely some other idea would allow the building to be preserved in a more appropriate fashion regarding its historical importance, whether proposed by the applicant or involving other individuals or organizations. While this might not be in the purview of the CCPC, it is an important consideration in allowing the proposed scheme.

Future of the Site?

The applicants bought this land knowing perfectly well the zoning limitations of R4. They got it relatively cheaply given the zoning, now seeking to change the uses, which will very quickly increase the value of property. As we have seen in the past, having a PUD is not "forever" when a developer comes back for various changes (e.g., KRP up the road has been a continuing set of changes). One is concerned about a potential flip sale with the PUD, then the next owner coming along asking for something even less palatable, and the fight starts again.

Other High-Density Developments

Anomalous density residential developments have been allowed on Johns Island in the area relatively close:

- Kiawah River Plantation
- Briars Creek
- Hope Plantation /Kiawah River Estates

Again, these were all implemented in stand-alone efforts without any sort of comprehensive planning for the area. This proposed project is yet another stand-alone request that has no context within a larger comprehensive planning effort. CCPC needs to start on a comprehensive planning effort for the Southern Johns Island area to address ongoing development pressures.

CCPC SHOULD CONSIDER BKP OVERLAY DISTRICT similar to Main and Maybank to define allowable uses considering ag/residential history

Serious Traffic Concerns



The proposed site location and situation presents very serious traffic issues:

- There is no cut across on BKP to access the facility
- There is very fast traffic in immediate vicinity due to driver behavior leaving K/S — drivers exit the rotary or road off Kiawah Island Parkway and accelerate rapidly to speeds greater than the posted limit of 50mph (actually 35mph at that location) using both lanes
- The entrance/exit to facility will require U-turns at the existing crossings. Vehicles would have to cross 2 lanes of traffic depending on which way the traffic would want to go, at a location where there is high-speed traffic in both lanes
- There is a curve on the road before the proposed access point that leads to high-speed traffic having little time to react to cars that would have to make a U-turn and cross 2 lanes of traffic
- Visitors who lack familiarity with the traffic situation and realities will be at higher risk of crashes due to the layout and behaviors on this part of the road
- There have been numerous motor vehicle crashes in the immediate vicinity of the proposed facility, some resulting in serious injuries and fatalities. These have mostly been due to excessive speed and alcohol use.

Patrons

In the August 25, 2020 presentation the spokeslawyer kept referring to the Kiawah/Seabrook visitors/tourists for whom this would be a wonderful amenity. It is very clear that visitors would be the main target audience. Johns Island residents were mostly an afterthought. It is questionable whether many Johns Island residents would drive 12 or 20 miles from the new developments to the end of BKP on “these dangerous roads” to patronize the proposed facility. Mt. Pleasant is actually closer than this location to many people on Johns Island. The idea that this will be an attraction to the preponderance of Johns Island residents is specious at best. (Judging from Facebook comments on the idea many Johns Island residents don’t even know where it would be.)

The applicants are also pandering to local charitable organizations by paying them for their support. That is rather despicable to my sensibilities and a highly questionable pay-for-play tactic.

So Johns Island has to support another commercial effort targeted at a wealthier visitor clientele who have no particular concerns with the quality of life of Johns Island residents...

Closing

I ask that you deny this PUD request for all the reasons cited above.

Thank you for your consideration on this important matter.

Rich Thomas
4360 Betsy Kerrison Parkway
Johns Island

ADDENDUM

Allowed uses in R4

ANIMAL PRODUCTION																
<u>Animal Aquaculture</u> , including Finfish Farming, Fish Hatcheries, or Shrimp or Shellfish Farming (in ponds)	A	A	A	A	C	C							§ 6.4.1			
Apiculture (Bee Keeping)	A	A	A	A	A	A										
<u>Horse or Other Animal Production</u>	A	A	A	A	C	C	C						§ 6.4.1			
<u>Concentrated Animal Feeding Operations</u>	S	S	S	S												
CROP PRODUCTION																
<u>Greenhouse Production</u> or Food Crops Grown Under Cover	A	A	A	A	A	A	A	C				C	C	C	§ 6.4.1	
<u>Horticultural Production</u> or <u>Commercial Nursery Operations</u>	A	A	A	A	A	A	A	S				A	A	A	A	A
<u>Hydroponics</u>	A	A	A	A	A	A										
<u>Crop Production</u>	A	A	A	A	A	A	A	A		A						
<u>Wineries</u>	C	C	C	C	C	C								C		§ 6.4.6 0
FORESTRY AND LOGGING																
<u>Bona Fide Forestry Operations</u>	C	C	C	C	C	C	C									§ 6.4.2 3
Lumber Mills, Planing, or Saw Mills , including Chipping or Mulching	A	A	A	A	S									A		
STABLE																

Multi-Family, including Condominiums or Apartments										A	A									A		
<u>Retirement Housing</u>	S	S	S	S	S	S	S	S	S	A	A	S										
<u>Retirement Housing, Limited</u> (up to 10 residents)	S	S	S	S	S	S	S	S	S	A	A	S									§ <u>6.4.8</u>	
Short-Term Rentals, <u>Limited Home Rental (LHR)</u>	C	C	C	C	C	C	C	C	C	C	C	C									Art. <u>6.8</u>	
Short-Term Rentals, <u>Extended Home Rental (EHR)</u>								S	S	S	S	S									Art. <u>6.8</u>	
Single family Attached, also known as <u>Townhouses</u> or Rowhouses									S	C	C	S							C	C	C	§ <u>6.4.2</u>
Single Family Detached	A	A	A	A	A	A	A	A	A	A	A	A	C	C	C	C	C	C	C	C	C	§ <u>6.4.2</u> <u>5</u>
Affordable Dwelling Units	S	S	C	C	C	C	C	C	C	A	A											§ <u>6.4.1</u> <u>9</u>
Single family Detached/<u>Manufactured Housing Unit</u> (Joint) or Two <u>Manufactured Housing Units</u> (Joint)	A	A	A	A	A	C	C	C														§ <u>6.4.2</u> <u>4</u>
<u>Transitional Housing</u>, including Homeless and Emergency Shelters, Pre-Parole <u>Detention</u> Facilities, or Halfway Houses										S	S			S	S	S			S	A		
ZONING DISTRICTS																						

Sewage Collection Service Line	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	C	A	A	§ 6.4.3 1
Water Service Line	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	C	A	A	§ 6.4.3

Catering Service	S	S	S	S	S	S	S	S	S	S	S	C	C	C	C	A	A	A	§ 6.4.34
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Sweetgrass Basket Stands	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.
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RECYCLING SERVICES

Recycling Center																						A	
Recycling Collection, Drop-Off	C	C	C	C	C	C	C	C	C	C	C	C			C	C	C	C	C	C	C	A	§ 6.4. 55

From: [Brian McAnaney](#)
To: [CCPC](#)
Subject: Kiawah Putt-Putt
Date: Tuesday, March 02, 2021 11:00:48 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Council Members,

I am a resident of Kiawah Island and would like to express my extreme concern about building a putt-putt course so close to Kiawah and Seabrook.

The location is fraught with traffic issues as well as likely to create a hangout for restless teens and local unsavory characters. Apparently beer will be permitted to be brought onto the premises. The 10PM closing time is also problematic. Finally, the Betsy Kerrison/Main street corridor is home to many registered sex offenders and this facility in their midst is likely to become an attractive lure to them. This is a disaster waiting to happen!

Please vote against the Putt-Putt course.

Sincerely,
Brian T. McAnaney
102 Goldeneye Drive
Kiawah Island, SC 29455

From: [Robert Tamasy](#)
To: [CCPC](#)
Subject: Resining of Betsy Kerrison for mini golf
Date: Tuesday, March 02, 2021 12:21:31 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I am a resident of Kiawah River Estates and have lived here for 4 years. Previously I had been a resident of Seabrook Island for 214 years.

I am strongly opposed to resining the property on Betsy Kerrison for use as a mini golf recreational facility.

There are many reasons including degradation of land values. If I wanted the crowded, noisy, atmosphere of Myrtle Beach, I would have built my homes in Myrtle Beach. However, the main reason is the adverse effect of increased vehicular traffic on a road system which includes Betsy Kerrison, Bohicket, and Main road, as well as River Road. These roads are suicidal to travel today due to increased traffic over the last several years due to population increases. Speeding, and reckless driving is the norm. Drunken driving only makes matters worse. These roads are, I'm told, the 2nd worst roads in S.C. as far as auto accidents and the resulting fatalities.

There is no proactive police effort and the users, specifically contractors, and employees on Kiawah, Freshfields, and Seabrook know it.

Leaving Kiawah Estates is basically suicidal due to recklessness if workers using these roads, especially during rush hours (6AM to 9:30AM and 3:30PM to 6PM). It will only get worse with traffic associated with a golf mini course. Located just around a curve from a traffic circle only accentuates the danger. It's like a drag strip.

I would appreciate you taking my thoughts into consideration and declining the request to rezone the area.

Thank you,

Robert S. Tamasy
4505 Hope Plantation Drive
Johns Island, SC 29955

Sent from my iPhone

From: [Laura DiLella](#)
To: [CCPC](#)
Subject: Rezoning of 4455 Betsy Kerrison Parkway
Date: Tuesday, March 02, 2021 11:03:12 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

The recreational use stated is a PUTT PUTT Golf course. Please please do not let this happen. The increase in traffic, bicycle safety and overall “commercial” look of such a venue does not fit in with the area. It belongs out on a major highway. The only reason people travel down that far on Betsy Kerrison is because they either live, work or are visiting on Kiawah or Seabrook Islands. We do not need the added traffic on already dangerous and congested roads. It should stay zoned for a few single family homes.

Laura DiLella
Kiawah Island

From: cherie3309@gmail.com
To: [CCPC](#)
Subject: Rezoning on Betsy Kerrison Parkway
Date: Tuesday, March 02, 2021 12:36:55 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Please DENY the request for re-zoning on Betsy Kerrison Parkway at your March 8 Meeting.

I am a full-time resident of Kiawah Island and have cherished this island for 35 years.

I am not against development, I know it will happen, but it MUST happen carefully and with great consideration.

Once a decision is made, it can't be undone.

And a re-zoning of this property to permit use as a miniature golf course is NOT a good decision.

There was other nearby property already zoned commercial where this use was allowed, but the owner said this property was cheaper, and he'd get his way through re-zoning.

To bow to his whim would be cowardly and would encourage more investors to skirt zoning decisions you have already carefully made.

Thank you,
Cherie Gallagher
119 Spartina Court
Kiawah Island, SC 29455
704-589-8879

From: [Paula Treckel](#)
To: [CCPC](#)
Subject: [***Spam***] ReZoning of Betsy Kerrigan Highway
Date: Tuesday, March 02, 2021 12:52:34 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

To the Charleston County Commissioners:

I write to you to express my concern that a parcel of land on Betsy Kerrigan Highway between the Kiawah Municipal Offices and Resurrection Road is asking for rezoning from Residential to Commercial.

This change in the Zoning of this parcel of land will create an unfortunate precedent for this leg of "Main Road" in our County. As a part time resident of Kiawah Island, I am weighing in on what I see as trouble in the making. Traffic is already dense on Betsy Kerrison. Commercial development so close to the Freshfields Circle will make this problematic. Entrance to the proposed site of the mini-golf will require people to round the Circle before entering the business, adding congestion to a tricky area.

The proposed business, a mini golf course, will have little appeal to area residents, but will be attractive during the summer months when visitors to the island will be present in great numbers. Again, adding to traffic during the busiest months of the year.

I am an early American historian by training and profession. A retired Professor of History, I am most concerned, however, about the over-commercialization of a beautiful, natural area that has significant historical value to its local residents. Men and women whose ancestors have lived here for many generations. And for whom their land is their legacy.

To permit the rezoning of this one parcel, I fear, will lead to a wider rezoning of the entire area. It will serve as the justification of further commercialization of this corridor. And will lead to the erosion of a heritage which is what makes the Low Country so special and attractive to those of us who love it as it is.

The short term benefits of commercial rezoning and development will be off set by a greater loss. Of a landscape, a way of life, and a heritage for those who have lived here for generations.

I strongly urge you to vote AGAINST rezoning this parcel of land for a mini golf course. If the future of this region is in embracing its past...then please serve as stewards of the past. And reject the rezoning of this parcel of land.

Thank you.

Paula A. Treckel
34 Atlantic Beach Court
Kiawah Island, SC. 29455

From: [Jim Friesinger](#)
To: [CCPC](#)
Subject: Charleston County Council : Charleston County Council Reject a Mini Golf in our Barrier Islands Community
Date: Monday, March 01, 2021 2:04:58 PM

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Hey,

I just signed the petition "Charleston County Council : Charleston County Council Reject a Mini Golf in our Barrier Islands Community" and wanted to see if you could help by adding your name.

Our goal is to reach 2,500 signatures and we need more support. You can read more and sign the petition here:

https://urldefense.com/v3/_http://chnng.it/hb7Bv7wLjn_!!FyuN5H5wA9FHAKde!fTdOPUNxCCqgkliezHxcUkZdiRGX8c0lwRD8RTQyOnO9AE6BfsVaslli1eMJIN4WXIUSS

Thanks!
Jim

Sent from my iPhone

From: [Diane Angelini](#)
To: [CCPC](#)
Subject: Opposition to ZREZ-01-21-00122
Date: Tuesday, March 02, 2021 12:56:55 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I am writing to oppose the establishment of a putt putt development outside Kiawah and Seabrook Islands on Betsy Kerrison.

I oppose this as someone who has lived in the community for 7 years and has been coming here since the mid 80's. The traffic congestion and safety issues alone on Betsy Kerrison should be enough to eliminate this development. There have been many recent accidents on Betsy Kerrison and getting off both islands with more people living in this area now, has been troubling and difficult. With the proposed medical office area to be developed ...this will add to more people coming to this area for medical care which is highly needed given how far we are from downtown that the addition of something like this putt putt golf ...adds to the traffic problems and road safety and is not an urgent care need, like the medical office and ER center planned.

The idea that teens or others can bring beer and alcohol to this site only adds to the distress the community feels about agreeing to something like this. Betsy Kerrison, River Road and Maybank Highway are all witnessing an overcapacity of traffic for which the narrow roads were never meant to allow for such heavy traffic. People will inevitably make unauthorized UTurns and that will only add to the difficulty on this road.

This is opposed by most of the Kiawah and Seabrook community and should not have a zone change

Thank you
Diane J Angelini
31 Burroughs Hall
Kiawah Island, SC

Diane J. Angelini EdD CNM FACNM FAAN
Clinical Professor
College of Nursing, Medical University of South Carolina
Charleston, South Carolina
Editor in Chief and Perinatal Editor
Journal of Perinatal and Neonatal Nursing
Wolters Kluwer/Lippincott
Professor Emerita of OB GYN (Clinical)
Alpert Medical School
Brown University

From: [Gail Pace](#)
To: [CCPC](#)
Subject: Zoning Comments
Date: Tuesday, March 02, 2021 3:20:08 PM

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Thank you for taking the following concerns into consideration regarding the rezoning of Betsy Kerrington Highway:

We agree with the following concerns expressed by our community.

Primary concerns of survey respondents:

- Traffic and safety
- Bike and Pedestrian Safety
- Sited accidents along Betsy Kerrison
- Speed of traffic and proximity to the round-about
- Visibility of entrance to site
- Incompatibility with the surrounding area
- Increased commercial development along Betsy Kerrison
- Change in character of the area
- “Look and Feel” of the Kiawah Brand
- Potential light / noise pollution

Thank you,
Gail Pace
52 Goldenrod Court
KI, Sc 29455
610-304-8343

Sent from my iPhone

From: [Kimberly Jackson](#)
To: [CCPC](#)
Subject: Proposed Rezoning 4455 Betsy Kerrison Parkway
Date: Tuesday, March 02, 2021 3:33:50 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I am adamantly OPPOSED to the rezoning proposition of the Betsy Kerrison Parkway, especially since it involves the placement of a miniature putt-putt golf course as a piece of this motivation.

I have many concerns as to why this proposal would be a detrimental decision for Kiawah residents and our island that we work to preserve. Below is a short list of considerations to support my fear:

- Future expansion and unwanted commercialization development creeping onto Kiawah Island
- Potential threat to existing environmental habitats
- Traffic and safety issues-
- Bike and Pedestrian Safety-
- Sited accidents along Betsy Kerrison-
- Speed of traffic and proximity to the round-about
- Visibility of entrance to site
- Incompatibility with the surrounding area
- Increased commercial development along Betsy Kerrison
- Change in character of the area
- “Look and Feel” of the Kiawah Brand
- Potential light / noise pollution

Please consider the residents who live on Kiawah and Seabrook! The large majority of us are opposed to this proposal and bought homes on these islands because of the tranquility it offers. We do not wish to jeopardize the sanctity of our wildlife for commercialization.

Regards,

Kim Jackson

4444 Sea Forest Dr, Kiawah Island, SC 29455

hokiesss.86@gmail.com

From: [Tina Mayland](#)
To: [CCPC](#)
Subject: 4455 Betsey Kerrison
Date: Tuesday, March 02, 2021 4:38:59 PM

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I'm a resident of Seabrook since 2006 and a lifelong resident of Charleston (since 1956). I have voted in every election since I turned 18. I am NOT IN FAVOR of the development proposal for 4455 Betsey Kerrison. It will be a traffic nightmare at the traffic circle.

Cheers,
Tina

[https://urldefense.com/v3/__http://www.TinaMaylandArt.com__!!FyuN5H5wA9FHaKde!u3b9-5GpZS50BjUlvERSJDneA0H6akjyA9r9NdI9wBKzSqtrs5LuXzi4D7nWsVWuskhq\\$](https://urldefense.com/v3/__http://www.TinaMaylandArt.com__!!FyuN5H5wA9FHaKde!u3b9-5GpZS50BjUlvERSJDneA0H6akjyA9r9NdI9wBKzSqtrs5LuXzi4D7nWsVWuskhq$)
[https://urldefense.com/v3/__http://www.facebook.com/TinaMaylandArt__!!FyuN5H5wA9FHaKde!u3b9-5GpZS50BjUlvERSJDneA0H6akjyA9r9NdI9wBKzSqtrs5LuXzi4D7nWsV_F_WVU\\$](https://urldefense.com/v3/__http://www.facebook.com/TinaMaylandArt__!!FyuN5H5wA9FHaKde!u3b9-5GpZS50BjUlvERSJDneA0H6akjyA9r9NdI9wBKzSqtrs5LuXzi4D7nWsV_F_WVU$)

Sent from my iPhone

From: [PC Murphy](#)
To: [CCPC](#)
Subject: Proposed Rezoning 4455 Betsy Kerrison Pkwy
Date: Tuesday, March 02, 2021 5:36:15 PM

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To Whom It May Concern:

I am totally opposed to the rezoning of 4455 Betsy Kerrison Pkwy in order to allow a Putt Putt to be built in the area. This is not and never will be a suitable location for those types of businesses. One of the things that drew me to this area when I moved here last year was the fact that it was not like every other touristy beach town. It is peaceful, calm and beautiful and once that can of worms is opened the area will turn into just another tourist trap like hundreds of others coast to coast. Please do not let that happen. There are plenty of other locations for something like that on Maybank Highway, Folly Road or Savannah Highway but not here. There are already too many people driving in extremely dangerous manners all along Betsy Kerrison and Main Road as evidenced by the numerous serious accidents almost daily.

Please do not allow the rezoning as it will forever change this very special part of South Carolina and the Atlantic coast.

Sincerely,

Paula C. Murphy
2919 Capn Sams Road
Johns Island, SC 29455
843.202.0309

--

Sent from Gmail Mobile

From: [Dale Farmer](#)
To: [CCPC](#)
Subject: No putt putt
Date: Wednesday, March 03, 2021 9:36:47 AM

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To whom it may concern

As a homeowner in Hopkinson Point not far from this location, I am in opposition of rezoning to allow for the miniature golf. I am concerned about the safety of vehicles, bikers and pedestrians with the posted speed on Betsy Kerrison and how close it is to the round-about. There are already too many deadly accidents in proximity to this area. It will also be a detriment to the beauty of our area.

--

Dale Farmer
3310 Hopkinson Plantation Rd.
Johns Island, SC 29455

From: [Paul McLaughlin](#)
To: [CCPC](#)
Subject: ZREZ-01-21-00122 Aka PUTT PUTT GOLF
Date: Wednesday, March 03, 2021 11:24:50 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Members of theBoard,

To begin thank you for the opportunity to comment and express my opposition to the Putt-Putt golf proposal on Betsy Kerrison. Let me preface my comments about the proposal before you by making clear an important matter of “good faith”. It came to our attention the developers may have held some sort of “open forum” on the property for neighbors to meet with and discuss there plans. If this so, there was no publicity about such meeting or gathering. In fact, I know of no one who was aware of such of gathering, until after the fact. Therefore, any representation about such a gathering by the developer should be taken like a grain of sand on the beach.

As for the proposal, the root issues remains the same: Bohicket, River Road and Betsy Kerrison remain paved over wagon paths and among the most dangerous roads in all of SC. With 1000 new homes going in at Kiawah River, the building of the Conference Center on Kiawah, the new MUSC medical facility, and the continuing new construction on Kiawah, Seabrook Island and Kiawah River Estates all already adding thousands of cars to the paved over wagon paths - how many more are too much. Almost daily we notified of one of more accidents on Betsy Kerrison, Bohicket or River Road that block traffic on and off Johns Island - often for hours. There has been, at least, one death in the last 90 days.

Putting a Putt-Putts will only make a terrible situation worse. The developer’s traffic numbers are woefully off the mark. With it the only Putt-Putt south of the City it will become a destination for residents of Johns Island, Charleston, James Island, West Ashley and the further south on 17. As dangerous as the current wagon paths are today, it will only worsen.

I realize there is talk of the county of making improvements, the fact is I have been reading about these projects since 2002. It is a 526 redo....talk, talk and more talk. Then plans, plans and more plans. The only tangible results are more accidents, more fatalities and more cars.

We are also losing more raw land that serves as nature’s sponge, with increased flooding much more commonplace. Too often we find ourselves landlocked by flooding on the major roads.

There are competing petitions on [change.Org](#). As it stands as I write this email, the opposition to the Putt Putt stands with a 2:1 lead.

As for the notion that there is a need for this because of a recreation void. Nothing could be further from the truth. There are miles of beaches. There is shopping. There is entertainment. There is boating. There is a wide diversity of places to eat. There is Mullet Hall County Park... If people can’t find something to do, they have their eyes closed.

I recognize the economic potential for Johns Island, but it’s an incredibly beautiful area. There is no no where else in the world where we can see dolphins stranding to capture their meals. It’s a migratory location where birds from South America stop on their way north in the Spring and south on their way home. Turtles travel from Africa that land on our beaches to lay they next generation every year.. There is the rich Gullah history that is being plowed over. Proud oaks with Spanish Moss are threatened.

Do you really want Johns Island to become Myrtle Beach?

Again, thank you

Paul D. McLaughlin
3061 Baywood Dr.
Johns Island, SC 29455

Sent from my iPad/iPhone, so please excuse any typos

“...Light can neither emanate from, nor enter into a closed mind. And so for all its limitations, reason - the weighing of evidence, the assessment of likelihood, the capacity to shift one’s opinions in light of thought and of experience - remains essential. Without reason, we cannot appreciate complexity; without appreciating complexity, we cannot rightly appreciate the majesty and mystery God; and without rightly appreciating the majesty and mystery of God, we foreclose the possibility of the miraculous and the redemptive...”.

Jon Meacham, “ The Hope of Glory”

From: [Kathy Halayko](#)
To: [CCPC](#)
Subject: Reject Putt putt
Date: Wednesday, March 03, 2021 12:25:24 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

We are writing to express our concern over building a Putt putt course on Betsy Kerrison Parkway adjacent to the Town Of Kiawah Island Municipal Center. This location poses concerns with traffic entering and exiting the proposed facility on an extremely busy and often heavily trafficked section of Betsy Kerrison. Safety is a major problem on BK-Bohicket-Main which argues for caution when introducing commercial access points. Moreover, Betsy Kerrison is a scenic byway and visual aesthetics must necessarily be adhered to.

Our Kiawah community is overwhelmingly opposed to this type of commercial development on this site-a putt putt. We believe that is because every community has a "persona" that makes us love the natural beauty of our surroundings and homes. A putt putt does nothing to enhance this community persona. It does not fit.

Please disapprove this rezoning attempt that is not in keeping with our local community's standards.

Kathy and Bob Halayko
152 Treeduck Court
Kiawah Island

Sent from my iPhone

From: [Joyce](#)
To: [CCPC](#)
Subject: Rezoning on Betsy Kerrison Pkwy
Date: Wednesday, March 03, 2021 3:50:43 PM

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I'd like to voice my vehement objection to the proposal to allow a mini golf course and food services on Betsy Kerrison Pkwy for the following reasons:

Increased traffic on an already overly busy road

Increased noise and light pollution

Deterioration of the natural aesthetic of kiawah and seabrook-this is the most serious objection and would be in direct conflict with the look and feel of the areas

Potential problems with BYO alcohol on the premises

Increased security issues on Seabrook and Kiawah from patrons

Please do not allow that property to become a honky tonk strip of stores and activities that the majority of neighboring homeowners clearly oppose.

Yours
Joyce Lamb
304 Ocean Oaks Court
Kiawah

Sent from my iPhone

From: [Janet Gorski](#)
To: [CCPC](#)
Subject: Rezoning Request ZREZ-01-21-00122
Date: Wednesday, March 03, 2021 3:59:01 PM

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March 3, 2021

Charleston County Planning Commission --

I am writing again in opposition to the proposed miniature golf and café complex off Betsy Kerrison Road just outside of the Freshfields Circle on Johns Island. The applicant is requesting to rezone 2.7 acres of Single-Family Residential (R-4) to PD-178 (Rezoning Request ZREZ-01-21-00122.) The planned development would include a 36-hole miniature golf course with two bocce ball courts, a picnic area, an educational exhibit, and food services with sandwich shop, coffee shop, and parking lot.

I support the submission of Richard Fleming, submitted earlier today, which states in part:

"This proposed Planned Development is not consistent with the Comprehensive Plan since it is neither mixed-use development nor does it fit with existing land use patterns. And it is unclear how the proposed development expects the County to provide "necessary public services, facilities, and programs to serve the development."

Accordingly, strong opposition from the public has been received.

Immediately across the roadway are two cafés and food service establishments, and Rosebank Farms with its market as well as food trucks and tables is adjacent. There is no anticipated need for additional commercial facilities. Nor especially one requesting signage of 50 square feet, including a monument of 20 feet in height!"

I concur with Mr. Fleming's statements. Additionally, the proposed use is totally different from any other commercial use in the area and will not blend in with those other uses. I submit that the bulk of the traffic generated will be during late afternoon hours when the roads adjacent to this property are already their busiest.

For all of the above reasons, please vote against this proposed rezoning request.

Janet W. Gorski

3212 Seabrook Island Road

Johns Island, SC

--

Janet Gorski
843-768-9407

From: [James Douglas](#)
To: [CCPC](#)
Subject: Reject Put Put GolfCourse on Johns Island 4455 Betsy Kerrison
Date: Wednesday, March 03, 2021 7:05:10 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I'm Jim Douglas, I have lived at Kiawah River Estates for the last 25 years and watched the development. I can't for the life of me understand how a put put golf course would enhance Johns Island. Not to even mention the additional traffic conditions and deaths that are occurring , including my next door neighbor.

I hope the council will take into consideration the affect that rezoning with a put-put golf course would have on the natural beauty of this island and not allow this to happen.

I saw this happen in the last place I lived and its not pretty.

Respectfully,

Jim Douglas
3071 Maritime Forest Drive
Johns Island

From: [Rhonda Douglas](#)
To: [CCPC](#)
Subject: Please Reject Putt Putt on Betsy Kerrison
Date: Wednesday, March 03, 2021 7:45:49 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

The county spent a lot of effort and resources to have a zoning plan created. Changing it at the whim of someone looking out for their own financial interests at the expense of all others is just wrong. The property being considered for the use of putt putt was purchased fully understanding the zoning in place. Had it been an alternately zoned property, it may have had a higher sale price on it. This is a case of people thinking they can do anything they want and will somehow strong arm it through. That's just wrong, especially as it does not add to the community in a positive way.

First, we are not Myrtle Beach or Orlando or Wildwood or Coney Island. We are not set up to handle the inflow of half day travelers beyond what we already have. With the beach and amenities of Kiawah and Seabrook there is plenty for the owners and visitors to do with the grandkids. Betsy Kerrison/Bohicket are dangerous speedways that have been showing their true colors as we've seen death after death on Main, River, Bohicket and Betsy Kerrison. These are our neighbors and friends. The owner of the land proposes to throw a few coins during off-season to local charities which makes people say yes. In reality, it does not end up being hundreds of thousands, etc. There is no contract. It's marketing.

We have very few rural gems left in Charleston. Development without infrastructure can slowly suck the life out of what once was beautiful. Johns Island is still a gem, but not close to what it was.

Please just say NO and put this putt putt to bed.

Respectfully I say thank you,

Rhonda Douglas
3071 Maritime Forest Drive
Johns Island Full Time Resident

From: [Melanie Crutchfield](#)
To: [CCPC](#)
Subject: Comments regarding rezoning on Betsy Kerrison
Date: Wednesday, March 03, 2021 9:53:07 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

As permanent residents of Hickory Hill Estates off Betsy Kerrison, my husband and I are opposed to the rezoning of Betsy Kerrison for construction for a miniature golf course.

When exiting our road, Hickory Hill Rd, the crossover area in the median on Betsy Kerrison is not large enough for average size cars to be positioned there without turning sideways. This is dangerous enough as it is; we certainly do not need additional traffic to endanger our residents further.

Additionally, we feel that if a putt putt course is to be built on Johns Island, which in and of itself we are not opposed to, it should be located more central to the other commercialized areas along Maybank Highway.

We are opposed to any damage construction would cause to the marshlands as well as to the increased traffic load for already dangerous and overloaded roads. Just researching the number of accidents and deaths on Betsy Kerrison, Bohicket and River Roads should be enough reason not to add additional traffic to this area of Johns Island.

Thank you for the opportunity to voice our opinions regarding this rezoning.

Sincerely,
Melanie and Stephen Crutchfield

From: [Jeff Lime](#)
To: [CCPC](#); [Amy Lime](#); [John Taylor](#)
Subject: Proposed rezoning of 4455 Betsy Kerrison Parkway
Date: Thursday, March 04, 2021 10:13:34 AM

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To whom it may concern on the Charleston County Planning committee,
I am a property owner on Kiawah Island and have been a property owner since 2004.
My family and I have been visiting Kiawah since 1980.

I strongly oppose the proposed rezoning of 4455 Betsy Kerrison Parkway to commercial entertainment and recreation, specifically mini-golf.

I have seen the growth on Kiawah and Seabrook for several decades, and I am very proud of the development long term vision and execution that has kept the communities in sync with nature and the environment. This is a significant reason we purchased a home on Kiawah.

We specifically decided against purchasing property or living in Hilton Head, Myrtle Beach, or Ocean City Maryland (we are from Maryland) because these communities are commercial in orientation.

Kiawah and Johns Island are special places in this crazy, fast pace world. Do not allow these timeless, beautiful communities become tarnished with commercial businesses and landscapes.

There are plenty of recreational activities for families and children in Kiawah/Seabrook - nature hikes, biking, walks, fishing, kayaking, sitting on the beach, etc. Our children have grown up vacationing in Kiawah, and they have never needed go carts, putt putt, jet skis, fast food, or any other commercial entertainment or restaurants.

Please do not allow this re-zoning.

Sincerely and respectfully

Jeff Lime

From: [Leslie Self](#)
To: [CCPC](#)
Subject: proposed rezoning request on Betsy Kerrison Hwy for commercial enterprise
Date: Thursday, March 04, 2021 10:37:07 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Charleston County Council:

This letter is written in opposition to the proposed miniature golf and café complex off Betsy Kerrison Road just outside of the Freshfields Circle on Johns Island. The applicant is requesting to rezone 2.7 acres of Single-Family Residential (R-4) to PD-178 (Rezoning Request ZREZ-01-21-00122.) The planned development would include a 36-hole miniature golf course with two bocce ball courts, a picnic area, an educational exhibit, and food services with sandwich shop, coffee shop, and parking lot.

This proposed Planned Development is not consistent with the Comprehensive Plan since it is neither mixed-use development nor does it fit with existing land use patterns. And it is unclear how the proposed development expects the County to provide “necessary public services, facilities, and programs to serve the development.”

Accordingly, strong opposition from the public has been received.

Immediately across the roadway are two cafés and food service establishments, and Rosebank Farms with its market as well as food trucks and tables is adjacent. There is no anticipated need for additional commercial facilities. Nor especially one requesting signage of 50 square feet, including a monument of 20 feet in height!

The offer to rehabilitate the 1868 Walnut Hill School is intriguing but only sought to curry favor with the County Council. Perhaps this endeavor is not entirely disingenuous. But the Johns Island Conservancy led a community effort in 2010 to refurbish the building (which had been moved to the location by Betty Stringfellow from Pumpkin Hill Road) to reopen a museum to the public and for school and community groups. There is ample opportunity for the Conservancy to continue its mission and update and oversee this schoolhouse, originally built for the freed slaves after the Civil War and the beginning of public education for the Island.

The proposed development claims to be “unlike any other [recreational opportunity] in Charleston County” and to develop a “recreational activity for residents and visitors of this area” – “seasonal tourists in the nearby coastal islands.” Applicants at an earlier

meeting told they hope this new recreation site will be affordable to everyone in the Charleston area.

However, the Bohicket Road/River Road and Betsy Kerrison Parkway roads do not need additional traffic at any time. There must be a moratorium on zoning changes and additional burdens to our roadways. Most especially, it is only recently that discussion has been held on Plan C to address transportation issues on Johns Island and the Central/Southern portion in particular. Developments such as this proposed commercial venture should not be permitted without consideration of the impact on existing roads. Until there is an additional central island roadway to accommodate traffic – and facilitate emergency services as well as the County services referenced-- **no modification of existing zoning should occur. Why would we ever propose such rezoning requests without first addressing our roadway system?**

I strongly urge you to deny any zoning changes requested at this time.

Thank you for your consideration.

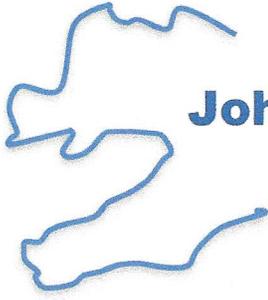
Leslie Self

Leslie S. Self
3358 Bohicket Road
Johns Island, SC 29455
843-793-3350 Home
508-627-0148 Cell

From: johnsislandtf@gmail.com
To: [CCPC](#)
Cc: [Joel Evans](#); [Andrea Melocik](#)
Subject: ZREZ-01-21-00122, Sea Island Golf
Date: Thursday, March 04, 2021 1:19:58 PM
Attachments: [Letter from the JITF re. Putt-Putt.pdf](#)

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Please find attached a letter from the Johns Island Task Force supporting the recommendation of Staff to **disapprove** the subject rezoning.



Johns Island Task Force

Respect, Protect, Enhance

Charleston County Planning Commission
4045 Bridge View Drive, Suite A-314
North Charleston, SC 29405

4 Mar 2021

Reference: ZREZ-01-21-00122, Sea Island Golf

The Johns Island Task Force supports the recommendation of Staff to **disapprove** the proposed planned development. As Staff points out, the "proposed Planned Development is not a mixed-use development, nor does it fit into the existing land use patterns of the surrounding area".

There are currently two commercial nodes on Betsy Kerrison Parkway, one at River/Bohicket and one at Freshfields. The remainder of Betsy Kerrison primarily consists of houses, churches, farm stands, and working farms. Rezoning properties between these commercial nodes for a commercial use does not fit in with these existing land use patterns.

The current zoning of R-4 provides for a much better use of this parcel. The area near Freshfields is not in dire need of a putt-putt, but rather of affordable and workplace housing to support the Kiawah/Seabrook employment center. The current zoning of this 2.7 acre lot would permit 16 affordable dwelling units (reference ZLDR 6.4.19). This use would both provide an economic return to the owner and a much needed increase in the affordable housing stock in this part of Johns Island.

Thank you for your consideration.

Sincere regards,

John Zlogar

Chair, Johns Island Task Force

*The **Johns Island Task Force** is a coalition of community members, landowners and nonprofit organizations dedicated to promoting the welfare of the diverse and vibrant community of Johns Island by providing places dedicated to traditional land uses including culture, history, agriculture, forestry, and outdoor recreation.*

From: [Anna Barnett](#)
To: [CCPC](#)
Subject: Fw: Proposed Zoning of 4455 Betsy Kerrison Parkway
Date: Thursday, March 04, 2021 1:22:20 PM

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----- Forwarded Message -----

From: John Taylor <jtaylor@kiawahisland.org>
To: Anna Barnett <bettyboopanna@yahoo.com>
Sent: Thursday, March 4, 2021, 12:19:53 PM EST
Subject: RE: Proposed Zoning of 4455 Betsy Kerrison Parkway

Ms. Barnett,

Thank you for your comments. Just a reminder that the request is being heard by the Charleston County Planning Commission. You should forward your comments to the County Zoning and Planning Department for consideration. I've listed that information below.

Residents may submit their comments by noon on Friday, March 5 to the Charleston County Planning Commission at CCPC@charlestoncounty.org or in-person at the meeting.

John Taylor, Jr.

Town of Kiawah Island

From: Anna Barnett <bettyboopanna@yahoo.com>
Sent: Thursday, March 4, 2021 10:48 AM
To: John Taylor <jtaylor@kiawahisland.org>
Subject: Proposed Zoning of 4455 Betsy Kerrison Parkway

Do not do anything with building anymore houses, hotels, or golf courses. Johns Island is now so noisy that you hear traffic all the time. It was so quiet 30 years ago. Now it is turning into another James Island with so much concrete that soon the farms and trees will be gone. Use this area for a nice, quiet park with swing sets and picnic tables so even us lowly residents can enjoy. Stop the excessive building and traffic will not get worse. As far as traffic start policing the roads so those that think they are better than everyone else will slow down.

Anna Barnett

3409 Habitat Blvd

Johns Island, SC 29455

Sent from [Mail](#) for Windows 10

From: my911@aol.com
To: [CCPC](#)
Subject: Request ZREZ 01-21-11022 Betsy Kerrison HI way
Date: Thursday, March 04, 2021 2:56:05 PM

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Hi,

I recently saw your PDF on the subject request.

For your Mar 8 meeting please include the following.

1. The request does not identify 2 separate buildings. The idea of PRESERVING the school and a Café are incompatible.

A Café demands conforming to current Building/Commercial Codes...which negates PRESERVATION

2. Many have commented that such a facility will better serve the community at a different, more central, location.

3. The applicant refers to a Traffic study which is lacking common sense. Entrance/Exit to the site is around a blind curve in a road marked 55mph.

With no planned Ingress/Egress lanes, and the ever increasing traffic load, the requested location is an accident waiting to happen.

Queuing Theory 101 provides that conclusion using the applicants own data

4. Your PDF does not recognize a petition with almost 1700 signers in opposition to this request.

Please formally recognize it and

include it in the history file.....along with this note.

<https://www.change.org/p/charleston-county-council-charleston-county-council-reject-a-mini-golf-in-our-barrier-islands-community>

Thank you.

Maurice

M G Isaac
3027 Hidden Oak Dr
Seabrook Island SC 29455

Living my DASH

T 843-768-8504

C 843-729-6835

F 843-768-8401

my911@aol.com

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"The America Republic will endure until the day Congress discovers that it can bribe the public with the public's money." ~ Alexis de Tocqueville

From: [kathleen bixler](#)
To: [CCPC](#)
Subject: Rezoning of Betsy Kerrison Pkwy
Date: Thursday, March 04, 2021 9:34:33 PM

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I want to add my name to those who oppose the rezoning of Betsy Kerrison in order to build a putt putt course. My main objectives are traffic and safety concerns due to the speed of traffic and proximity to the roundabout. I think it is incompatible with the area and will be detrimental to its character and could usher in similar entertainment venues.

Best regards,
Kathleen Bixler
556 Black Duck Court
Kiawah Island

Sent from my iPhone

From: [Illene Olanoff](#)
To: [CCPC](#)
Subject: Rezoning - ZREZ-01-21-00122
Date: Thursday, March 04, 2021 10:33:33 PM

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I am writing in opposition of rezoning property to put in a Mini golf course-Sea Island Golf.

It will increase traffic and have potential dangerous entrance and exiting from the facility.

I feel it will open up to more commercial development.

It will become another Myrtle Beach atmosphere.

People come to live and visit this area for its beauty, nature, bike trails and tranquility.

Our children liked coming here because it didn't have fast food places, mini golf etc like other resorts and was different from where they lived. The nature, biking and beaches were enough.

If people want more activities than there are others places that can give them that like Myrtle Beach.

The tranquility of Johns Island has already grown in the past 20 years and it needs to slow down. Our roads cannot and will not be able to handle much more.

Please do not approve of putting in a mini golf course. Thank you.

Illene Olanoff. 7 Greensward.

Sent from my iPad

From: [Irene Duhaime](#)
To: [CCPC](#)
Date: Friday, March 05, 2021 11:29:39 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Charleston County Planning Commission members,

As a homeowner on Kiawah Island, I am writing to oppose approval of the proposed rezoning of 4455 Betsy Kerrison Parkway, Johns Island. Among the reasons for my opposition are the negative effect on the appearance of the approach to Kiawah and Seabrook Islands, both characterized by emphasis on natural beauty; increased traffic and reduced safety in an area where cars and trucks are accelerating to the 50 mph speed limit, and where a small roundabout feeds the two islands and their shopping center; and concern about the proposed use as well as alternative uses by the current owner or subsequent owners if this rezoning is approved. For these and other similar reasons, a master plan for land use along Betsy Kerrison Parkway should likely be undertaken rather than one-off rezoning of individual parcels.

Thank you for your consideration of these concerns,
Irene Duhaime
300 Surfsong Road



TOWN OF
Kiawah Island

Mayor

John D. Labriola

Council Members

Maryanne Connelly
John Moffitt
Scott M. Parker, MD
F. Daniel Prickett

Town Administrator

Stephanie Monroe Tillerson

Charleston County Planning Commission
Zoning and Planning Department
Lonnie Hamilton, III, Public Services Building
4045 Bridge View Drive
North Charleston, South Carolina 29405

RE: ZREZ-01-21-00122 | Sea Island Golf Planned Development
4455 Betsy Kerrison Parkway (TMS 204-00-00-025)

Dear Charleston County Planning Commission Members,

Thank you for the opportunity to provide comments on the propose rezoning. On Tuesday, March 2, Town Council held our regular scheduled monthly meeting, and the subject matter was on the agenda for discussion. We felt it important for all members of Council to have as complete an understanding as possible in order to render a fair and appropriate decision.

The Town of Kiawah Island Municipal Center, which houses the Town's governmental offices, sits adjacent south of the subject property. The Municipal Center provides a central location for distributing essential services and civic uses for Kiawah Island residents, property owners, business owners, and Kiawah entities. Adjacent and to the east of the subject property is a Berkeley Electric Cooperative utility substation. Both properties are located within the Town limits of Kiawah. While it has been typically rare for the Town to take positions on matters of individual properties outside the Town limits within unincorporated Charleston County, this proposal represents a unique direct impact on the Town, the surrounding community, and the future development of Betsy Kerrison Parkway.

Through unanimous consent of Council, the Town of Kiawah Island **opposes** the rezoning of the adjacent property located at 4455 Betsy Kerrison Parkway for the following reasons:

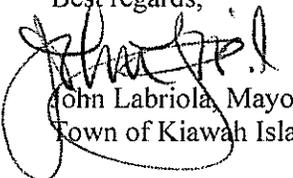
- 1) The Town surveyed its residents regarding this rezoning request, where 896 property owners and residents responded to the survey. The survey results revealed that approximately 90% (803) did not support the proposed use as miniature golf, and approximately 10% (93) supported the proposed use as a miniature golf course, provided that certain design standards were imposed. The overwhelming position from the survey clearly would support and encourage Town Council to oppose the rezoning. It is insensitive to the existing community and other issues that present significant concerns for Kiawah and the surrounding area.
- 2) Town Council believes that a change like this could set an unfortunate precedent and compromise and damage the area's residential character and Betsy Kerrison Parkway. The Kiawah community has a shared vision for the lower portion of Betsy Kerrison Parkway. We understand the significance of both Bohicket Road and Betsy Kerrison Parkway, as these roads frame an incomparable scenic experience to the entrance of both Kiawah and Seabrook Islands. More importantly, they define the unique essence of Johns Island's rural residential and agricultural character. The Town is very aware of the sensitivity needed in preserving that character.
- 3) The Town reviewed the current development on Betsy Kerrison Parkway. Betsy Kerrison Parkway today has very few commercial developments that front the Parkway except the intersection at River Road and Betsy Kerrison Parkway. That area is a commercial node. Of the 269 properties that are adjacent to Betsy

Kerrison Parkway, nearly 84% (225 properties) are residential properties. This increases to nearly 90% (242 properties) being noncommercial with agricultural use properties included. The remaining properties are religious or commercial uses with few public utilities. There are six church properties within the three mile stretch of Betsy Kerrison Parkway which parallel the residential character of the area. Only twelve properties account for the limited commercial uses along the Parkway.

- 4) Betsy Kerrison Parkway is a critical corridor for several entities. Collectively, these entities are working to preserve this unique corridor as one of the only remaining undeveloped to modestly developed Johns Island corridors that still maintains Johns Island's unique character. We even further encourage the County to comprehensively explore this corridor in preservation opportunities from significant commercial development that front the Parkway potentially through an overlay zoning district to include conservation easements and significant buffers.
- 5) Council also believes that the proposed use is inconsistent with the existing land development patterns of the area. The subject property borders two jurisdictions and is not consistent with the future land use designations of Charleston County and the Town of Kiawah Island. The Charleston County Comprehensive Plan has designated this particular property as Urban/Suburban Mixed Use, where this designation calls for *“compatible mixed-use development and a general land use pattern that includes a variety of housing types, retail, services, employment, civic and compatible industrial uses, as well as public and open spaces and linkages to public transit in a walkable environment.”* (Charleston County Comprehensive Plan – Chapter 3.1 Land Use Element) The miniature golf use does not fit with the area's existing land use patterns and residential character. While the subject property is not within the Town limits, compatibility to the existing neighborhood character and uses is significantly important to the community.
- 6) A primary concern of Town Council was for the safety of all traffic. The underlying traffic patterns for this section of Betsy Kerrison Parkway are not ideal for vehicular or pedestrian traffic. In the last year, there have been several fatalities – two involving vehicles, and the other involved a vehicle and a bicyclist. Betsy Kerrison is a divided four-lane highway where pedestrian or bicycle facilities are not incorporated into the entire segment. A sidewalk does sit adjacent to the southbound lanes (towards Kiawah) but ends approximately 700 feet from the round-about. The subject property sits on the opposite side or northbound side of Betsy Kerrison Parkway, where no sidewalks exist. Several people walk and bike to and from Freshfields Village along Betsy Kerrison Parkway, crossing at various points of the highway. The posted speed limit increases from 35 mph to 50 mph heading north approximately at the property line between the subject property and the Town Municipal Center. The speed of vehicles exiting the round-about at higher speeds than the posted 35 mph create an unsafe situation approaching the subject property, particularly for patrons who may consider walking or biking Betsy Kerrison Parkway. In addition to bike and pedestrian safety concerns, there are several median openings of the divided highway. It is common to observe vehicles making U-Turns, both legal and illegal, on the Parkway between the round-about and River Road, creating additional risks for accidents in the area.

The Town of Kiawah Island is one of many directly impacted by this proposed rezoning. It is also important for the Planning Commission to understand that the Town Council is speaking not only on behalf of the respondents from the survey but also the Kiawah Island Community Association. The Johns Island Task Force, which the Town supports through a representative on the task force, is also opposed to the proposed rezoning. We ask that you support your planning staff's recommendation to disapprove the proposed rezoning request. Thank you for your continued service and understanding of our community's position in opposing this particular rezoning request.

Best regards,



John Labriola, Mayor
Town of Kiawah Island

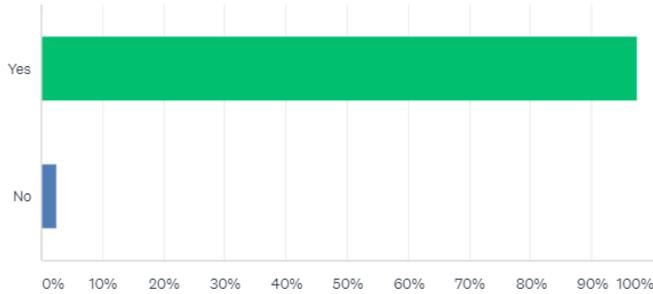
Survey Results Attached

Kiawah Survey Responses

Question 1

Are you familiar with the rezoning proposal for the adjacent property?

Answered: 896 Skipped: 0

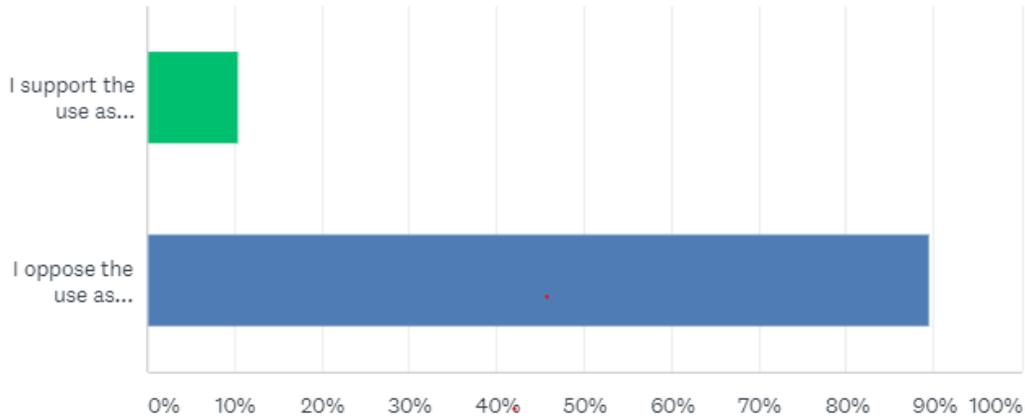


ANSWER CHOICES	RESPONSES	
Yes	97.43%	873
No	2.57%	23
TOTAL		896

Question 2

Do you support or oppose the proposed mini-golf use?

Answered: 896 Skipped: 0



ANSWER CHOICES	RESPONSES	
I support the use as mini-golf.	10.38%	93
I oppose the use as mini-golf.	89.62%	803
TOTAL		896

Question 3

What issues surrounding this development of the adjacent property most concern you?

Answered: 896 Skipped: 0

The fact that the mini golf will detract from the local island standards and move us a step closer to becoming a tourist trap like Myrtle beach.

2/25/2021 11:00 PM

It doesnt seem to be "in the style of" the Kiawah theme. Would attract more people TO the area - making that area more crowded - and congested. Seems more like a "hilton head" or Myrtle Beach accessory. What is the "target market" for the housing? I havent seen any information as to how this would benefit the Town of Kiawah and its residents.

2/25/2021 9:43 PM

Traffic issues, increasing may be a gateway for other development. We do not want another Hilton Head

2/25/2021 9:24 PM

This will increase traffic on an already over-stressed roadway. Also, the respect for nature and activities which center around our beautiful coast and marsh have been the hallmark of the area. This project does not support that effort.

2/25/2021 6:43 PM

This development will substantially increase traffic in the area of ingress and egress from both Seabrook and Kiawah —will also be first step toward a Myrtle Beach type atmosphere which do not want or we would have bought property there.

2/25/2021 5:11 PM

Traffic congestion, not interested in a new Myrtle Beach look

2/25/2021 5:02 PM

Too much traffic, bad aesthetics and possible decrease of property values.

2/25/2021 4:08 PM

Traffic/safety, noise, lighting, property use and appearance inconsistent with current surrounding properties, potential for BYO alcohol on premises, subsequent sale of property to a new owner with a "different understanding" of PUD, later deviations from current proposal (e.g. "we can't survive as approved - we need a fast-food drive-through"), subsequent rezoning requests for other nearby properties based on this precedent. That's about it.

2/25/2021 3:33 PM

Traffic, lighting, loss of agricultural land

2/25/2021 3:19 PM

This is inappropriate property usage for that location and will not create the entrance atmosphere consistent with a 5-Star resort island.

2/25/2021 2:52 PM

significant increase in off-island visitors to the area, increasing traffic. also, the proposed mini-golf center seems kind of tacky and down-market for Kiawah and Seabrook

2/25/2021 2:19 PM

More congestion ..it's difficult enough to try to get off the island with dump trucks, cement trucks and people driving 15MPH in a 35 zone. Take a look at other upscale communities, I do not think miniature golf fits this environment...this is not Myrtle Beach, lets keep it that way. I am totally against the option of bringing you own alcohol as this is pushed as "for teens and children"

2/25/2021 2:19 PM

It is almost hard to believe that any homeowner on Kiawah Island would want to turn the entrance to our beautiful property into a Myrtle Beach or Hilton Head Causeway. If we allow for one property to be rezoned as fully commercial, it will happen again. Anyone with history on property values of quality, private communities understand the reduction in values that come with commercialization. I could not be any more opposed to this type of agreement. If the developers want to look at land that is off road and not

visible as you approach the island, either with better setbacks, or using undeveloped land on side roads, I would then only be concerned about traffic and density. Thank you for the opportunity to express our opinions.

2/25/2021 2:12 PM

My concern is the amount traffic it will bring to the area. What changes will be made to the traffic pattern and might a traffic light be installed.

2/25/2021 1:29 PM

Commercial development

2/25/2021 1:16 PM

Road Safety and operation of the facility during non-normal business hours.

2/25/2021 1:15 PM

One of the main reasons we chose to buy property on Kiawah Island is because it is not as developed as other places, i.e. Hilton Head. If this zoning goes through it could set a precedent for other developments similar in nature.

2/25/2021 12:58 PM

Traffic and environmental impact as well as unsightliness

2/25/2021 12:56 PM

Nome

2/25/2021 12:42 PM

The increased traffic and aesthetic. . .our beloved islands will start to look like Myrtle Beach!

2/25/2021 12:37 PM

Additional traffic on and off the island to access the facilities.

2/25/2021 12:27 PM

people, parking, public - the 3 deadly "P's" which wreck the privacy, peace, and pleasure of Kiawah.

2/25/2021 12:19 PM

Changing the aesthetics of a pristine community to a Coastal bored walk style community with games and mini golf courses etc.

2/25/2021 12:18 PM

None - as long as it will be required to be tastefully landscaped and designed. I would rather see this property developed as a low use facility that would provide some different recreation close to the area than a high density housing project

2/25/2021 12:17 PM

We did not retire to Kiawah for it to turn into Myrtle Beach or Hilton Head. The area of Kiawah and the surrounding islands are here for nature and the serenity of the beauty. If there is a perceived need for a putt putt build it on Savannah Highway where there is more people and traffic to support it. There is already plenty to do for children and visitors on the islands and surrounding area. We don't need the noise, lights and traffic to be directed on Johns Island I do not support the development as proposed.

2/25/2021 12:16 PM

Traffic

2/25/2021 12:14 PM

The need for additional area amenities for families and teenagers.

2/25/2021 12:13 PM

-traffic in this area, potential for serious accidents with young drivers -pollution and littering -negative environmental impact -negative impact on the image for Kiawah as a new home owner here coming from Pennsylvania I hope this does not become the Jersey shore or like Myrtle Beach

2/24/2021 9:38 PM

Adequate ingress & egress

2/24/2021 9:22 PM

Increased vehicular traffic on an already overburdened route.

2/23/2021 6:13 PM

A rezoning of this property for a miniature golf course will cheapen the nature of the beautiful Kiawah/Seabrook communities and potentially begin a sea change in the quality of our area.

2/23/2021 2:06 PM

Please decline this proposal. 1. Traffic. The traffic on Betsy Kerrison has become dangerous and overloaded. Please solve this before any commercial development is allowed. 2. Deforestation. So much of Johns Island has been clear-cut with no grand plan resulting in flooding and many other problems. A

comprehensive tree replacement and water/land protection guideline should be in place before development. Thank you for your attention.

2/23/2021 8:40 AM

development should be consistent with surroundings. proper setback appropriate signage and landscaping, etc. no different than what would be required on any other commercial entity.

2/22/2021 10:04 PM

None. I wholeheartedly the use of adjacent property for a mini-golf park.

2/22/2021 8:23 PM

Traffic Critical Parkway intersection Loss of natural habitat. Commercial use of planned housing sets precedent for future development

2/22/2021 6:45 PM

1) Concerned mini-golf would attract vacationers and future residents who require commercialized entertainment and are not satisfied with enjoying Kiawah's natural environments, wildlife, and habitats — thus initiating a process of transmuting Kiawah from a unique environmental/resort oasis into a sad copy of so many other tourist traps. 2) Traffic and traffic safety concerns on Betsy Kerrison Parkway.

2/22/2021 6:10 PM

Kiawah island should stay unique in that it is not a community of tourist to be entertained in the Myrtle Beach style. Kiawah Island community needs to remain as natural as possible enjoying the beauty of only beach, River, and golfing!!!

2/22/2021 5:27 PM

Traffic, keeping with the "Kiawah" brand, environmental concerns, safety. Why do we need to build something because kids are bored? Seems there could be other more pleasing, quieter, environmentally friendly uses for the property.

2/22/2021 4:57 PM

The location. Dangerous traffic area.

2/22/2021 4:52 PM

-Traffic safety; Betsy K hwy has enough concerns as of late with serious traffic accidents including fatalities. -Todd mentioned he could put mobile homes on the property- is this true? - Concern it doesn't align with the areas conservation efforts- yes, I'm aware it is John's Island. - Precedent it will set for future development along the same lines.

2/22/2021 3:22 PM

traffic concerns and suitability of development for the site.

2/22/2021 2:35 PM

Several issues are apparent with this rezoning request. The first is the sizable increase in traffic that will be brought into the Kiawah / Seabrook area. The roads leading into the islands are too crowded and not sizable for the current level of traffic - especially once the medical center & senior citizen center is built by Freshfields. Cars will make illegal U-turns on road out front of this facility or will have to go through the circle out front of Freshfields. This will result in more accidents in this area. Second issue involves the impact on the fragile eco system of the area including the light pollution of the lights that will be on till late at night. The town has always tried to do the right thing to keep the eco system of the islands and area safe from over development. Large parking lot and people coming in from further away will leave garbage all over polluting the water system for the area. If there is a true desire to have some more activities for younger age group, then the town and resort should do more themselves including at Night Heron Park. Maybe a dedicated building where young kids and teens can meet inside or outside. For Kiawah residents and visitors, why not build a simple (not too fancy I appreciate) miniature golf course (18 holes) at Night Heron Park. Last issue is if the town allows for the rezoning of this parcel of land, what will stop the rezoning of the lot next to it and the lot next to that one. Then - all of sudden we will have miniature golf, batting cages, go carts, fast food places, etc up and down Betty Kerrison Parkway ruining the environment of the surrounding area as well as ruin the mystic of the Kiawah & Seabrook area. If people want that type of development, I ask that they go to Myrtle Beach, Hilton Head or other like vacation places.

2/22/2021 12:45 PM

1. Traffic safety. 2. It commercializes the area and does not fit with the Naturally Kiawah atmosphere that has been so thoughtfully preserved in the past. The lack of commercialism is one thing that makes Kiawah unique to other beach areas in SC and has helped keep the property values up.

2/22/2021 12:27 PM

additional traffic on an already busy road; not convinced the development in any way enhances the tourist experience of Kiawah island: as has previously been commented, isn't this type of development better suited to a Folley Beach type area.

2/22/2021 12:27 PM

Traffic, safety, Alcohol use is allowed.....terrible idea. The entire proposal seems disingenuous. The owner "threatened" to put a trailer park on the land if we didn't allow the putt-putt. Honestly, I would rather have a trailer park than putt-putt. This idea is not in keeping with the natural serenity of our beautiful island and will most definitely lead to more seedy/undesirable real estate ventures being allowed. Think "tattoo parlor, pawn shop, liquor store, water park, Souvineer shops, strip clubs"..... You get the idea....

2/22/2021 12:26 PM

changing the feel of the area

2/22/2021 12:24 PM

Traffic issues

2/22/2021 12:21 PM

I completed this survey prior to the 2/21/21 meeting with Mr Gerhart at the site. Two additional issues surfaced at that meeting which I feel deserve close scrutiny: 1) The plan to allow patrons of the proposed facility to bring their own alcoholic beverages to be consumed on site. 2) The option for a trailer park facility should the rezoning request fail. It seems clear to me that despite Mr Gerhart's attempts at virtue signalling with promises of charitable contributions, that he does not care about the interests of the community now that the details of this plan have started to emerge.

2/22/2021 12:06 PM

Increased traffic, aesthetically not in keeping with Kiawah demographics or value proposition, impact on existing property values, impact on future commercial developments (likelihood of other equally non-desirable developments getting approved as a result of this getting approved), etc.

2/22/2021 12:02 PM

I believe that land should not be developed at all. The entrance to Seabrook and Kiawah island should be protected from a commercial usage such as this. Restore the school house and keep the surrounding land as open land. Many communities through tout the US protect their areas by purchasing land and keeping it in its natural state. I believe the Kiawah Conservancy should be working on this issue.

2/22/2021 12:02 PM

traffic, drinking, fragile eco balance, night time lighting, teens on their own (drinking), opening the door for the potential of more like changes.

2/22/2021 12:00 PM

Traffic congestion, increased turns on and off Betsy Kerrison, ability to have alcohol on site, change of character of the nature of the islands, continuation of the overdevelopment of Johns Island

2/22/2021 11:56 AM

Increasing traffic and danger in an already dangerous traffic area; totally at odds with bucolic nature of Kiawah and surrounding Johns island.

2/22/2021 11:54 AM

Opportunity for too much traffic at this congested location on divided Highway with a unpaved narrow side street (Resurrection Rd) on side of property and busy Betsy Kerrison Parkway, a small commercial building with two restaurants with a small parking lot across BetsyKerrison that has a side street that is the access to Holy Comfort Episcopal Church. Then Rosebank Farms is in the immediately area. The entire area there currently is a unsafe traffic nightmare with vehicles leaving Kiawah and Seabrook traffic circle on Betsy Kerrison that are already speeding up to the 50 mph speed limit which is ignored by most vehicles.. the entire road thru that area needs to be re-evaluated for safety issues.

2/22/2021 11:51 AM

Venues like this seem to deteriorate in appearance fairly rapidly over time. I also think this would bring undesirable traffic congestion.

2/22/2021 11:50 AM

Traffic and high density housing. Kiawah is special, not another Myrtle Beach or Hilton Head.

2/22/2021 11:46 AM

Traffic safety on Betsy Kerrison turn lanes and the traffic circle. Inconsistent with Bohicket Road's scenic byway status with respect to scenic impediments. Precedent for future commercial use and activities. Insufficient visual buffer for intended use. Mini golf footprint and parking lot would fill two acre site.

2/22/2021 11:29 AM

Parking, traffic, on-site drinking, congestion

2/22/2021 11:29 AM

Traffic Development Use

2/22/2021 11:25 AM

Proximity to the traffic circle with potential for accidents; overcommercialization; deceptive information by developed regarding donation to the community—not to mention the “threat” of a trailer park.

2/22/2021 11:17 AM

Traffic safety on Betsy Kerrison. Entrance to this property is not visible as traffic coming out of circle starts to increase its speed. Some increase very rapidly. Plenty of accidents already on this stretch of road.

2/22/2021 11:15 AM

Traffic. Possibility of more accidents

2/22/2021 11:13 AM

1. lack of a formal traffic study 2. concerned about increased traffic on Betsy Kerrison and likely increase in # of accidents 3. impact on the rural character of Kiawah and Seabrook

2/22/2021 11:11 AM

The recent deadly crash on Betsy Kerrison is emblematic of the traffic issues that continue to plague Johns Island, yet the County keeps entertaining and approving development. This proposal will put more cars on the roads as folks drive to access it; proposed parking for 75 vehicles gives us an idea of what they are expecting. There should be a moratorium on developments of this nature until the road issues are resolved. Frankly, I been it irresponsible and against the public interest to lure families to this entertainment complex with our roads being in such a sorry, and dangerous state.

2/22/2021 11:10 AM

Traffic patterns leading to increased accidents. This area has seen an uptick in accidents. Environmental impact - more concrete leads to more water issues

2/22/2021 11:09 AM

First, anything that aims to increase traffic along this corridor is a threat to the safety of all of us. Second, the biggest problem on John's Island right now is the lack of affordable housing; something extremely necessary if we are to have businesses and employees on the local sea islands that we want to be able to easily and safely commute to work. Why would we ever want to change zoning from affordable housing? We should be doing everything we can to encourage development of affordable housing and increase its availability

2/22/2021 11:05 AM

Traffic- the traffic and speed in that area are already deadly and nothing has been done to lower the speed limit from circle to the River Road light. Quality of life, alcohol consumption in what is supposed to be a family activity...more ground coverage with the parking lot in an area that already has excessive flooding, and just general tackiness in an area that has been known and revered for it's commitment to nature and the enviroment.

2/22/2021 11:01 AM

Safety and traffic concerns Alcohol consumption on site Potential for more commercial zoning with increasing environmental concerns

2/22/2021 11:01 AM

Traffic, devaluation of property, allowing alcohol on the premises, overall safety

2/22/2021 11:00 AM

Traffic and safety concerns. I am undecided if I support the mini golf because concerned with entrance issues and traffic concerns pulling in and out.

2/22/2021 10:59 AM

Traffic is already congested in this area, putt putt golf is not in keeping with the Kiawah Island Brand

2/22/2021 10:58 AM

Traffic

2/22/2021 10:52 AM

Strongly concerned about two things: 1) the ill advised location and dangerous traffic level and issues that will bring 2) the project is completely inconsistent with what made us choose Cassique/Kiawah as our home (preserved nature, quiet beaches, no commercialism)

2/22/2021 10:50 AM

Higher risk of traffic accidents - exiting and entering this site; increased traffic; negative environmental impact

2/22/2021 10:24 AM

Safety due to increased vehicle volume on BK Parkway, including lack of left hand turning lane for traffic heading towards Freshfields. I recommend a traffic study be conducted, including the entrance/exit location of this business. With a proposed 75 vehicle parking lot, the ability to bring alcohol to the property, and the increased frequency of traffic related accidents and injuries, I believe this requires additional study.

2/22/2021 10:15 AM

- Traffic pattern entering and exiting Betsy Kerrison Pkwy as well as the need to possibly use the Roundabout at KI and SI if entering from the West. This stretch of road is already overtaxed with traffic and speed. - Use of BYO alcohol for what is proposed to be a "family friendly" activity. - Impact on serene nature and entrance to KI and SI.

2/22/2021 10:15 AM

If the change to commercial from residential will set a precedent for other similar changes along Betsy Kerrison, then I oppose the change. If there is no danger of a precedent being set, I think a putt-putt golf course would be better than a development with 20 plus houses (how many acres is this land parcel?)

2/22/2021 10:12 AM

I support the use if the plans maintain an upscale, discreet use of the property that maintains the character and feel of Kiawah and Seabrook

2/22/2021 7:58 AM

While I support the mini-golf use, I would want to see what the plans are for mitigating potential for increased traffic on Betsy Kerrison (already strained), light pollution (how late would the mini-golf be allowed to operate at night?), and concerns about runoff from so much pavement near sensitive environmental area. Providing TOKI received satisfactory answers to these questions, I'd be supportive.

2/21/2021 2:22 PM

This land should be used to build affordable housing for workers on KI and SI. It should be used as intended, not for a putt putt. We have enough recreation spaces on KI, SI and JI. This will be the first step towards total commercial development and that is not why we live on Kiawah. Kiawah is about preserving the natural beauty and ecosystems here. A definite NO.

2/21/2021 11:58 AM

The mini golf course and accompanying amenities do not fit with the general area in which it is being proposed. Traffic problems in and out of this plot are difficult with all of the present traffic, and adding substantial traffic during opening hours will add to the danger of the already existing traffic flow. Also, it is not in keeping with all other zoning in the adjacent parcels. It is now zoned as residential for a reason, and that reason has not changed. Before rezoning, the adjacent areas up to and including all of Betsy Kerrison Parkway frontage should be assessed, and if changes should be made after a comprehensive review. We should not be piece-mealing zoning changes in response to a single application.

2/21/2021 11:57 AM

When I think of mini golf in a beach town, I think of Ocean City, MD or Myrtle Beach, SC - something with lots of commercialism and neon lights. There are appropriate places for this type of activity, but Kiawah Island is not it. We come to Kiawah for the nature, for its tranquility, for the darkness, and for the quiet. We do not come to Kiawah to be entertained - certainly not by large beach town type commercialism. I'm afraid allowing this type of activity would open the flood gates to more of this type of development - sending Kiawah Island down the wrong path. The path into a type of town we do not want. Please do all that you can to avoid this. Please let's keep Kiawah Island the sacred and tranquil place it is. This is why all of us decided to make Kiawah Island our home in the first place. Thank you.

2/21/2021 11:33 AM

Too close to the road and traffic circle. It is not necessary to have it in that area where we are coming off the island. It also is not in keeping with the Kiawah idea of natural beauty. It will definitely change that area of Johns Island and not in a good way. I would have no problem driving to use a putt putt golf course but do not see the need for it to be in that spot.

2/21/2021 9:43 AM

an invitation to traffic that our current roadways could not handle & possibly inviting crime into the area!

2/21/2021 9:06 AM

I am concerned that it will set a precedent and other properties could be rezoned for similar uses. How would the planning commission say no to another property owner who wanted to rezone for a water park or a go cart park. Mini golf is incompatible with the primarily residential and low impact commercial --

coffee shops/farmers markets on this stretch of Betsy Kerrison Parkway. Please let's preserve what's left of the character of this part of the Low Country. Thank you.

2/20/2021 7:19 PM

Traffic near the entrance to Kiawah Island and overcrowding of Island and near Island amenities.

2/20/2021 5:26 PM

This area should continue to be zoned R4 Single Family Residential.

2/20/2021 4:18 PM

Increased commercialism, density, noise and safety. Negative affect on nature and wildlife.

2/20/2021 4:13 PM

I feel it will make this area of Johns Island too commercial, touristy. Traffic will increase as well as noise and lights. People come to Kiawah and Seabrook to get away from the commercialism of other beach towns.

2/20/2021 3:25 PM

Mini golf is not consistent with my view of Kiawah as a premium seaside resort And projects too much commercialism.

2/20/2021 3:02 PM

More commercial development which could then cause additional traffic. While I don't want more houses either at least traffic would not expand exponentially.

2/20/2021 1:22 PM

My wife and I are strongly opposed to the proposal to rezone the subject parcel. The location is on a bend in the road where cars are accelerating from 25 to 50 mph. It is already difficult for a good part of the day to leave Kiawah Island headed north because traffic from Seabrook Island is directed from the traffic circle into the inside lane. Drivers are focused on making lane changes because traffic is often halted or slowed at the Kiawah Town Hall entrance/exit. There are often pedestrians in the center between the roadways and no walkways on the sides of the road. For safety reasons alone, this proposal should be rejected. Beyond that, the "charitable" aspect of this proposal is derisory, and will result in little or no funds flow to needy causes. It is all about "feel good" optics. We are all familiar with Myrtle Beach and Hilton Head, and the adverse impact that over-commercialization has had there. Kiawah and Seabrook represent a growing and substantial share of the real estate tax revenue of Charleston County. You should seek to protect that tax base by not allowing this sort of development to harm property values. We own additional highly taxed parcels on the already over-stressed Bohicket Road. Approval of mini-golf will probably not attract much business from Kiawah, but will very likely draw in many people from elsewhere resulting in further traffic nightmares on Bohicket. We have owned our property below since 1988 and have lived here since about 2000 . My wife is a SC native. We do not think that this sort of development will help Johns, Kiawah and Seabrook Islands in any way, and urge you to reject it.

2/20/2021 11:59 AM

None

2/20/2021 11:55 AM

traffic flow

2/20/2021 11:41 AM

1. The Proposal Violates the Area's Current and Desired Residential Feel: The proposed use for the property is in direct conflict with the type of atmosphere and "feel" that we currently have and want to retain for the Sea Islands. The whole reason we and many other owners picked Kiawah as our home in the first place was because of its quiet, peaceful, secluded, residential feel. For many years, we've described our Sea Island area paradise as exactly what it is - one of the last great places to come to relax and get AWAY from the hustle and bustle of the big city and from the commercialized, stereotypical spring break hangouts like Myrtle Beach. If someone wants to partake in miniature golf or other similar activities (movie theaters, go-carts, fast-food restaurants, etc.), they should go to one of the many already existing areas that cater to that type of lifestyle. Don't change our lifestyle to match theirs! Conversely, if someone wants to get away from the big city and / or hustle and bustle of commercialized areas, then this is the place. We don't want to lose that distinction!!!!!! Please don't ruin our beautiful respite. 2.

"Attractions" Attract More Attractions: The proverbial slippery slope is a very real danger. Please take extra care with this request because it asks for something that is so different from what currently exists, and it could represent the beginning of a 180 degree change for the area. Once one miniature golf unit is approved, it will be hard to stop the floodgates. That may seem good in the short-term, but it won't take long before that completely ruins quiet, peaceful, secluded, residential feel the Sea Islands currently

enjoy. Without much imagination, we could soon be just another Isle of the Palms or one of many other destination spots that are virtually indistinguishable from each other. After being turned down at their first rezoning request, it appears that the property owner has added bocce courts and food service to their planned development in hopes that these additions would help with approval. Quite the opposite, however, those additions actually make the proposal even worse. In essence, these newly proposed additions prove our fear stated above that "attractions" attract more attractions. Stop this now!!! 3. Rezoning Danger: The proposed rezone appears to allow amusement parks, miniature golf courses, race tracks, etc. If the proposed rezone is approved, there's no telling what will come next. It's all bad. 4. The Proposal Compromises Drainage: Any change that increases the property's impervious square footage would negatively affect how quickly the area drains after significant rains. Betsey Kerrison already floods with major rainfalls. Increasing impervious square footage anywhere close to Betsy Kerrison will only make the flooding worse. Betsey Kerrison is the only hurricane evacuation option for Kiawah / Seabrook residents. We shouldn't make an already dangerous situation more dangerous. 5. There is Insufficient Infrastructure: Obviously, more "attractions" on Betsey Kerrison will increase traffic on Betsey Kerrison, Bohicket, Main Road, Maybank, River Road, and the Main Road / Savannah Highway intersection. We already have a traffic problem, and the proposed change would make it even worse.

2/20/2021 11:12 AM

Commercialization and traffic

2/20/2021 8:41 AM

Traffic, traffic, traffic.

2/20/2021 8:30 AM

Increased traffic to an area with inadequate roads coming into the area from Johns Island and further out.

2/20/2021 8:08 AM

Traffic and future development.

2/20/2021 6:23 AM

Aesthetics, traffic, and not in keeping with Kiawah's resort reputation. The beach, bike paths, tennis and golf facilities offer more than enough for vacationers. Please NO mini golf.

2/20/2021 5:53 AM

traffic is terrible now, if there is mini golf it will only get worse.

2/19/2021 8:06 PM

1. Increased traffic from both directions on an infrastructure that is currently inadequate to support; ie., more accidents, more congestion, etc.. 2. Increased light and noise pollution at night that will have a negative impact on the environment. 3. Adding this type of entertainment will not enhance the current standing of the surrounding communities - Kiawah and Seabrook. These are two communities that people are attracted to because of its uniqueness and 'less busy' type lifecycle. In return for this uniqueness Kiawah and Seabrook pay enormous taxes that support many other communities in the county. If property values drop because of over development then Charleston County will be negatively impacted. 5. While I hope that this is NOT a reason for approving this activity, the amount of money that has been suggested to be donated to charity during the months of Dec and Jan will be very small and not a substantial commitment.

2/19/2021 5:28 PM

Traffic congestion and safety are major issues for me regarding that section of Betsy Kerrison Parkway. Cars already speed in that location, so entering or exiting will be hazardous. I just don't think there is a need for this at this time. I personally have six grandchildren and I have no interest in having this here for them. We prefer the beach and natural areas.

2/19/2021 5:21 PM

congestion, safety, falling property values

2/19/2021 4:49 PM

We must preserve the footprint of a marsh and natural drainage of the Low Country. The footprint of this project and related parking damages our drainage and therefore risks our plant and wildlife

2/19/2021 4:42 PM

traffic

2/19/2021 4:04 PM

The drive to Kiawah and Seabrook is visually appealing. We do not need another commercial property with additional parking, lighting, and noise very close to the road. Also Betsey Kerrison Road has enough traffic on it now, and we do not need more traffic with left turns or having to go around the Freshfields

Circle. A miniature golf complex would adversely affect the aesthetics of the area. I strongly oppose this rezoning request.

2/19/2021 3:38 PM

Added traffic

2/19/2021 3:38 PM

Traffic and speed of traffic in that area

2/19/2021 2:44 PM

We cannot handle any additional traffic and certainly do not want this quiet location to become another Myrtle Beach. Our property values will definitely be affected in the negative. This should remain a residential area!

2/19/2021 2:31 PM

There's a feel about Kiawah that makes it unique. The feel of natural beauty, low noise, upscale establishments that naturally blend into the surroundings. Mini-golf completely goes against the beauty of Kiawah Island and lessens the appearance, attraction and ultimately property values. I'm surprised you're even considering this.

2/19/2021 2:07 PM

We have been a property owner on Kiawah since 2004. We have been vacationing on Kiawah since 1980. The reason we chose Kiawah over Hilton Head or other areas is that there is no commercialism. Kiawah is a special place and one of the things that makes it special is there is no real commercialism. Bohicket Marina is fantastic, rustic, local, and no hype. Freshfields was a very nice addition and done very well with the flavor of the Kiawah / Seabrook local feel. Even most of Johns Island (near Kiawah/Seabrook) is done with very good "no commercialism" taste. Please do not ever let any zoning occur that allows for normal commercialism businesses (putt putt, go carts, fast food restaurants (McDs, Burger King, etc), Pizza retail (Dominos, Pizza Hut), jet ski rental, parasailing, etc) that you see at all the other beaches and resort towns. It will junk up what makes Kiawah/Seabrook special. And don't allow it to occur any where near Kiawah / Seabrook, such as next to the Municipal center. Or anywhere along Bohicket Road or the parkway after you pass Maybank highway intersection (I know that is not in our control, but it is too nice a drive to mess up with commercial retail and recreation). Thank you for asking for an opinion. I realize having things to do for children and families is important, but there are too many other great things to do as a family on Kiawah that we have done for decades - bike, walk, nature hikes, crafts, etc. Escape the normal "entertainment" and come to Kiawah, or go to another island like Myrtle Beach if you want that type of "entertainment / activity" vacation with your family. I hope others share my same concern.

2/19/2021 1:07 PM

We do not need another commercial development on Betsy Kerrison that will add more continuous "in & out" traffic to that stretch of the roadway. The proposed development would amount to a glitzy tourist attraction. Not needed!

2/19/2021 12:45 PM

Traffic patterns/congestion, environmental impacts, preserving current residential zoning for families

2/19/2021 12:32 PM

I don't want putt-putt to be the first thing you see entering Kiawah Island. Our Island is not Myrtle Beach or Hilton Head.

2/19/2021 12:27 PM

I have no issues with this development. I think it would be a nice addition.

2/19/2021 12:12 PM

In and leaving traffic could be dangerous but for sure messy. This is a merging choke point before the round about to Kiawah and Seabrook. This could be like a commercial circus. Lights and sounds at night. This would fit Hilton Head area perfectly. Not the family and wildlife atmosphere of the entrance to Kiawah.

2/19/2021 12:01 PM

Traffic

2/19/2021 11:47 AM

Traffic

2/19/2021 11:41 AM

I see this as the beginning to "cheapen" the overall nature of this community. We don't need to create a "boardwalk" like atmosphere . They can go to Myrtle Beach

2/19/2021 11:37 AM

Traffic may be an issue. A pull off lane might help.

2/19/2021 10:52 AM

Would support another outdoor activity in the area as well as more food establishments.

2/19/2021 9:34 AM

Carnival atmosphere and light pollution

2/19/2021 9:31 AM

(1) unattractive activity from my perspective; (2) increased traffic and accident risk.

2/19/2021 9:14 AM

The beauty of Kiawah is its natural surroundings. This putt putt would totally be in opposition of what we are all about.

2/19/2021 9:08 AM

I do not oppose the mini-golf project, per se. My concern is the future unknown development that will follow if the mini-golf is allowed to proceed. I do not want to see multiple attractions lining Betsy Kerrison coming into the island. This is not the vision I have for Kiawah.

2/19/2021 9:03 AM

Venue not in keeping with Kiawah's character as a home or vacation environment and traffic issues

2/19/2021 8:59 AM

Traffic

2/19/2021 8:54 AM

Litter. Noise pollution. Lighting pollution. 66 parking spots. Traffic dangers

2/19/2021 7:56 AM

dOES NOT ADD ANY VALUE

2/19/2021 7:56 AM

Traffic

2/19/2021 7:43 AM

None

2/19/2021 7:35 AM

The 2 lane roads onto & from the islands (from Main & 17) & the property cannot handle more traffic.

This project offers no benefits to us.

2/19/2021 7:30 AM

Traffic, congestion. Too commercial.

2/19/2021 7:14 AM

Traffic

2/19/2021 6:25 AM

Parking 2.traffic flow in/out of location. The affect on future expansion of municipal building if need arises.

2/19/2021 5:25 AM

Increase in traffic not destined for Kiawah or Seabrook Island. Lack of adequate parking on site will result in overflow to municipal center lot. Appearance of facility not consistent with nearby properties or entrance to Kiawah Island. Will set a precedent for other commercial properties to develop nearby.

2/18/2021 11:01 PM

Traffic!

2/18/2021 9:57 PM

Disruption of wildlife and peaceful setting

2/18/2021 9:36 PM

Traffic, light pollution, over-development which overshadows the natural beauty of the island.

2/18/2021 9:27 PM

Use is in opposition to the character of the island, celebrating natural beauty and wildlife.

2/18/2021 9:25 PM

Traffic buildup in area. Dramatic negative change in the "feel "of this site.

2/18/2021 8:41 PM

Added traffic on Betsy Kerrison Pkwy

2/18/2021 8:37 PM

The entire premise of Kiawah Island and surrounding areas are to preserve the integrity, conservation and beauty of the natural environment. Look at the Town's, and Kiawah Conservancy's websites. This type of development is in total opposition to what homeowners come here for. I have owned property for

over 30 years. Even with young children we managed to find things to do that instilled lifelong memories. Do we really need a miniature golf course? NO... maybe they can sell cotton candy too and have a large Ferris wheel. Let's get real. For those who can't live without these unnecessary amenities, they can go to Hilton Head. This entire proposal should be nixed.

2/18/2021 8:30 PM

Increased population especially in the summer months. Increased traffic Noise Pollution

2/18/2021 8:26 PM

Traffic, lifestyle, over development of that section of the island.

2/18/2021 8:25 PM

To take an environment that feels serene and natural and turn it into a mini golf course feels like it will dramatically cheapen our community. I would expect to see this in Myrtle Beach or Hilton Head, but not Kiawah. I'm totally opposed to this.

2/18/2021 8:23 PM

The island is primarily a residential community with low impact commercial uses in conformity with the commitment to nature and the fragile environment. This type of amusement introduces a myriad of concerns due to the introduction of concrete and other artificial surfaces while the current zoning preserves and maintains the natural environment. Rezoning this parcel will set a precedent which I feel is a dangerous one for the community and Johns Island at large..

2/18/2021 8:07 PM

Commercialization of Kiawah and Seabrook islands. We are not Myrtle Beach. We do not want to become junked up and just like all the other over developed beach communities. We are moving in the wrong direction if ideas like this are allowed to be developed. We need to be for nature not for noise.

Thank you.

2/18/2021 8:06 PM

Too many racist snobs on Kiawah nearby

2/18/2021 8:05 PM

NO

2/18/2021 8:02 PM

I am definitely opposed to this proposed miniature golf facility. For one our area already provides plenty for guests and residents to see and do—things that are much more focused on the beauty and richness of our environment. The last thing we need is stuff that would add activities that do not fit, but attract people from the local area that we don't particularly want. In my nearly 30 years as a property owner I have never met anyone residing or visiting here that has expressed any interest in miniature golf. No one will ever "discover" Seabrook or Kiawah because of a miniature golf course—but many may be turned off by one. I can't believe the real estate companies want any part of this! Secondly, we don't need another turnoff in that area for traffic jams or accidents. The entrance to the town hall coming from the parkway is a bit scary at times and that would grow immensely. This is not Myrtle Beach or Ocean Beach—and it better not ever be!

2/18/2021 7:41 PM

Additional loss of rural nature of the unincorporated section of Johns Island. Possible increase to flooding in adjacent properties. Increase to traffic challenges.

2/18/2021 7:32 PM

Negative environmental impact Traffic congestion Over development

2/18/2021 7:31 PM

Severe Traffic increase and commercialization of area

2/18/2021 7:24 PM

I think until Bohicket Road is widened, there should be no commercial development added to this area.

2/18/2021 7:18 PM

Overdevelopment, population density, traffic congestion, and the environmental impact.

2/18/2021 7:12 PM

Re-zoning will open up the opportunity to build dense housing. Traffic issues.

2/18/2021 7:06 PM

I do not want it re-zoned from residential to commercial use.

2/18/2021 7:02 PM

Traffic patterns

2/18/2021 7:02 PM

Traffic, increasing density.

2/18/2021 6:58 PM

Traffic and eye sores.

2/18/2021 6:50 PM

The view from Betsy Kerrison Parkway—signage, etc

2/18/2021 6:48 PM

I like the "natural" entertainment at Kiawah - kayaking, biking, turtle patrol, beachcombing - as well as all the golf, tennis, etc. offered already. There is plenty to keep kids of all ages occupied!

2/18/2021 6:46 PM

Traffic. Roads are always ready waaay to crowded to support this rezoning.

2/18/2021 6:43 PM

This is a slippery slope to becoming Myrtle Beach.

2/18/2021 6:34 PM

Nighttime lighting, traffic, noise.

2/18/2021 6:33 PM

I'm concerned with light and noise pollution for all of those living in the adjacent area, specifically the residents of Resurrection Road. I think their feedback should be most heavily considered. The property owner knew that the land he was purchasing was zoned as residential. It shouldn't come as a surprise to him that people living nearby would expect it to remain as such. He has expressed an interest in donating some of the putt-putt proceeds to charity. Well, I think the most charitable thing he can offer is peace of mind to the residents of Resurrection Road. Put yourself in their shoes, how would you like a property on your street being rezoned and turned into a mini-golf course? Also, I don't find this type of facility to be on-brand with Kiawah's and Seabrook's aesthetics. It belongs in a more commercial destination like Hilton Head or Myrtle Beach. If green lighted, it would be a shame if this project served as a catalyst for more rezoning to accommodate other tasteless entertainment venues. There are plenty of activities for families on KI, SI, and JI. I really don't anticipate people coming from far and wide down our long, twisty roads to play mini-golf. Realistically, it's just a way to make money off of tourists vacationing at the resorts, leaving residents to pay the price.

2/18/2021 6:30 PM

Welcome to Myrtle Beach, Yo!

2/18/2021 6:25 PM

Are you kidding? EVERYTHING about this concerns me

2/18/2021 6:24 PM

The character of that part of the island needs to stay residential, and as this is the first request for rezoning, we don't want this to lead to a Hilton Head Island environment.

2/18/2021 6:22 PM

Traffic, congestion and overall quality of community life

2/18/2021 6:20 PM

More traffic we do not need

2/18/2021 6:09 PM

Traffic, security, night lights, noise pollution, along with giant gorillas, windmills, amd open mouth whales

2/18/2021 6:07 PM

Traffic. Safety.

2/18/2021 6:07 PM

Do not want increase in commercial development on Betsy Kerrison

2/18/2021 5:59 PM

None

2/18/2021 5:57 PM

The addition of more commercial entities surrounding the entrance to the island. Do we really need a carnival atmosphere as we approach our community?

2/18/2021 5:56 PM

Increased traffic and a change to the character of the area

2/18/2021 5:52 PM

Traffic concerns, more people to an already busy area, not visually appealing. Our island needs to stay beautiful and not turn into the next Myrtle Beach.

2/18/2021 5:41 PM

The proposed rezoning request and attendant development is not in keeping with the character and traditional feel and natural ambiance of Kiawah. Flower and fauna, regular golf, tennis and related court sports, beach and water activities, bike riding and quiet walks are what make Kiawah the special place that it is. Mini golf is not in keeping with my view of what Kiawah represents to most residents and visitors. We are unique and should strive to stay that way.

2/18/2021 5:29 PM

Increased traffic on an already overburdened road, negative environmental impact, and a commercial operation that is NOT in keeping with the mission and overall feeling of Kiawah Island.

2/18/2021 5:23 PM

Bright lights, increase traffic, decrease in security, doesn't "fit" with the rest of the businesses an operating on Kiawah/Seabrook. Putt putt at Night Heron, great! No Myrtle Beach/Hilton Head, please.

2/18/2021 5:22 PM

Environmental Impact Aesthetics, it will not fit in w/rest of community Additional traffiic in a congested area.

2/18/2021 5:14 PM

I have safety concerns regarding safe entrance and exit to the property, particularly for those coming towards Kiawah.

2/18/2021 5:08 PM

None ... we have no right to judge a private individual's wishes for their property unless it creates a health, safety, security or material property value impact. We have to get over our selves.

2/18/2021 5:05 PM

Do not want to traffic

2/18/2021 5:02 PM

Lack of road infrastructure on Johns Island. Bohicket Rd needs to be upgraded.

2/18/2021 5:01 PM

Commercial establishments set a precedent. Noise ,traffic, lights at night , trash. Not conducive to the real wildlife!

2/18/2021 5:00 PM

Mobile home use

2/18/2021 4:51 PM

Congestion

2/18/2021 4:50 PM

I support property owners rights. If the golf is low profile visually from road with ample parking I think it's fine. That said, what does concern me is that no one has shown us a design / plan. Thanks

2/18/2021 4:46 PM

Mostly, I am concerned that rezoning this property to allow for a mini-golf course will make it easier to rezone other similar properties along Betsy Kerrison Parkway for commercial development. The Johns Island community could be replaced by strip business centers, bringing in more people, cars, and trucks, and the rural nature of this area could be forever changed. Developing this property as a Putt-Putt will add more traffic to an area that is already overwhelmed at times, often shut down due to one accident. Since there is only one way on and off Kiawah, Seabrook, and this end of Johns Island, we don't have alternative routes to get back to the mainland or for storm evacuations. Rezoning and development may have a potential negative impact on the watershed and will require grand trees and local native habitat to be removed. Wildlife will be displaced. Kiawah has a strong development agreement that attempts to balance ecological health with development. Private areas like this one do not have these restrictions or guidelines, and the environmental impact of the development will not be monitored or controlled for the overall ecological health of the community. Mostly, I'm concerned about the loss of the residential Johns Island community and culture, people who have been here for generations. Many people with generational family histories on Johns Island may be displaced, too. One mini-golf course isn't going to make or break Betsy Kerrison Parkway, but rezoning for one mini-golf course will probably make it easier for other properties on Betsy Kerrison Parkway to be rezoned and developed in similar or even more ecologically unfriendly ways. For these reasons, I am opposed to rezoning this property for a mini-golf course.

2/18/2021 4:44 PM

It is too close to the entrance to Kiawah. It will take away from the appearance of the island.

2/18/2021 4:39 PM

I don't know anything about the proposal beyond what is in this notice, but (ignoring that KIGR is one big commercial enterprise) I don't like the idea of commercializing what is the entrance corridor to Kiawah and Seabrook.

2/18/2021 4:29 PM

Traffic!!!!

2/18/2021 4:27 PM

Road construction and access, congestion, quality of area and amenities, visual impact as you approach kiawah(beautiful now, mini golf would make it seem cheap.).

2/18/2021 4:20 PM

It will create additional traffic, and we do not need more traffic on Main/Bohicket Rd. It is not in keeping with the "natural" recreation that is offered in and around Kiawah.

2/18/2021 4:18 PM

I support the development. It will add the the recreational activities in the area.

2/18/2021 4:11 PM

Increased traffic and traffic safety concerns on Betsy Kerrison parkway. Aesthetics of the project are also of concern.

2/18/2021 4:10 PM

Not in keeping with the Natural surroundings of Kiawah. Disturbing of habitat etc.

2/18/2021 4:10 PM

People love Kiawah for its natural beauty. This would set a precedent for more activities similar to Myrtle Beach. The lovely character of Kiawah must be protected. Traffic is already a major concern on the parkway and the islands. This venue would attract not only guests staying on Kiawah and Seabrook Islands, but also the other nearby islands. This additional traffic would increase potential accidents and put even more vehicles and stress on the busy and crowded island roads and at Freshfields. Please vote against this zoning proposal!

2/18/2021 4:07 PM

Too much traffic and unwanted solicitation. This is not Myrtle Beach. Please keep this away from our area and island. Thank you.

2/18/2021 4:06 PM

Good entry and egress

2/18/2021 4:06 PM

Safety and traffic. No benefit to the developments on either Kiawah or Seabrook. Better location would be on River Road, which is less travelled.

2/18/2021 4:04 PM

I have some concerns about the flow of traffic but believe that this proposal would be a nice amenity for the island communities.

2/18/2021 4:03 PM

Traffic, conservation and asthetics.

2/18/2021 3:58 PM

Making the entrance to both islands tacky, as in Myrtle Beach, Coney Island or Atlantic City. Significant detriment to our traffic volume and traffic patterns. Once something like this squeezes in, other tacky projects will be more difficult to deny. This is so bad that I would favor an investigation as to whether anyone has been bribed if it goes through. One of the principals involved(whom I don't know myself) seems to have close ties to many people out here, and finding out how they might have helped him and for what in exchange can't be known without a very thorough investigation.

2/18/2021 3:57 PM

My opposition is to the additional traffic the proposed use would generate. Betsy Kerrison can be congested at times and might be able to support additional traffic but Bohicket, River and Main Roads do not seem to handle the current traffic, let alone any additional traffic.

2/18/2021 3:57 PM

Think it furthers takes away from the unique island feel Of sea brook and Kiawah we do not need

2/18/2021 3:55 PM

More traffic and KIAWAH has always been an upscale resort destination. I think having a mini golf venue brings more traffic and takes the "upscale" down to regular.

2/18/2021 3:54 PM

Traffic

2/18/2021 3:52 PM

I think the impacts to traffic locally from the addition of a mini golf course would be negative. We are already dealing with frequent and severe (often fatal) accidents near the proposed area. These accidents often shut traffic down for hours to and from the islands.

2/18/2021 3:51 PM

Density and over development are key issues facing Kiawah. Rezoning to increase density does not help the island but rather further strains our infrastructure. Please leave the current zoning in place.

2/18/2021 3:50 PM

Further deterioration of the natural beauty/peaceful serenity approaching Kiawah Island, additional destruction of natural habitats to animals and plants, increased traffic and pollution, potential increased crowds at Fresh Fields. This development will promote a "Jersey Shore" aesthetic which is in opposite to what KI is about. And what will prevent continued re zoning efforts and commercialization?

2/18/2021 3:46 PM

Mini golf is totally out of place in the Kiawah Seabrook area. Permitting this type of activity will open the floodgates for other things out of place in our environment, such as go-cart tracks, fast food places, etc. I know of no real market for these types of services in the Kiawah-Seabrook area. This would be better suited many miles farther in on James Island, or better yet up the coast in Myrtle Beach! Approval risks ruining the quiet environment of Kiawah-Seabrook, and that would potentially be the first shot in torpedoing property values on the two islands which have long promoted the quiet aspect, and lack of mass market noise/crowds as a primary marketing point.

2/18/2021 3:40 PM

Many things concern me about this: 1) mini golf is not consistent with any of the other structures in the area nor the idea of preserving the natural beauty of Johns Island 2) This will lead to further commercialization along Betsy Kerrison which will contribute to further traffic issues 3) Given the bulk of usage will likely come from Kiawah/Seabrook renters, the exit from the location will require left turns across a four lane road and likely create congestion and / or the need for a traffic light, 4) I am not convinced that this type of commercialization will be helpful to property values on Kiawah, Seabrook or Johns Island. Thank you

2/18/2021 3:39 PM

It would likely not conform to the general aesthetic, also traffic issues with crowds.

2/18/2021 3:38 PM

We don't want to become Myrtle Beach! traffic will increase and there will be a safety issue making the turns in and out of proposed development.

2/18/2021 3:37 PM

Maintaining the primarily residential and non-commercial character of Kiawah, Seabrook and the surrounding portion of Johns Island.

2/18/2021 3:37 PM

To Preserve the natural beauty of the area and not add to traffic. It will bring in a lot more people from outside the area. There are so many things to do on the Islands we don't need a mini golf to entertain us. I am a little taken back that anyone would think this is a good idea to put a mini golf right outside Kiawah and Seabrook. Lets preserve the beauty of the area, no mini golf, go kart tracks, strip malls, arcades, ect...

2/18/2021 3:36 PM

Very little about this particular issue concerns me - traffic continued to be some sort of a problem, but anyone who has lived in any of the other top-50 metro US areas understand that traffic is a necessary evil for smart development.

2/18/2021 3:35 PM

The amount of traffic the development will bring.

2/18/2021 3:34 PM

Afraid it will take away from the natural beauty of the area and replace it with a retail eyesore

2/18/2021 3:33 PM

Degrading the property, wear out and decay of property, increased traffic and increase customers changing Kiawah

2/18/2021 3:33 PM

Traffic. Dilution of the John's Island character. Inconsistent with Kiawah/Seabrook developments. More appropriate to Myrtle Beach.

2/18/2021 3:33 PM

Traffic and congestion

2/18/2021 3:27 PM

This proposed development will add a significant amount of traffic to this location. There is not a way to cross the median in the highway from this property and the development, as proposed, will increase the amount of traffic that does a u-turn on the highway. A u-turn on a highway is an unsafe practice that has caused many close calls when I have traveled on this stretch of road.

2/18/2021 3:23 PM

What a lousy idea. Appearance on our entrance. Traffic. Impact on Kiawah image. Do not fall for this proposal. Sounds like Disneyland.

2/18/2021 3:22 PM

A mini-golf facility is not consistent with the surrounding community.

2/18/2021 3:21 PM

Overcrowding of roads, influx of other similar enterprises once this door is opened, harm to the environment with sound and light negatively impacting the wildlife, a growing lack of respect for the green space that is essential to a balanced quality of life for all.

2/18/2021 3:18 PM

Like all communities, Kiawah and Seabrook Islands have a unique brand that impacts public perception and consequently, supports property values. We have to be honest in acknowledging that Kiawah/Seabrook is, relatively speaking, a high-end brand. Decisions that undermine the brand will undermine the property values. Perhaps no one decision will do this alone, but the cumulative effect of many small decisions can have this effect. While I have nothing against miniature golf, it's just not a land use that is consistent with the brand, particularly right at our "front door". I faced these exact issues daily during eight years in public office in a rural Virginia county that faced constant development pressure. We mostly held our ground because we greatly value the rural life and viewsheds, and we have regretted those few decisions where we did not. I would vote against this proposal. Should you decide otherwise, please pay careful attention to layout, signage, landscape buffer and the like. It can have a major effect on the visual impact of this use. Thank you for your consideration.

2/18/2021 3:17 PM

I honestly don't have an issue with this development. I think that this development could provide a lot of positive impact to Johns Island and the surrounding area.

2/18/2021 3:17 PM

Traffic,affects the watershed,affects animals with increased traffic,bad spot in the bend for speed and blind curves.

2/18/2021 3:12 PM

Traffic would be a nightmare. Prefer not to have mini golf as entrance to Kiawah!

2/18/2021 3:11 PM

As a property owner on Kiawah since 1978 I do not think a miniature golf facility is the best use of this land. Many small businesses have failed on our barrier island because not many folks come out to Kiawah in the off season. The road leading to this property is treacherous, quite frankly deadly, and locals do not travel it frequently. I also think that personally miniature golf is not upscale enough to be adjacent to one of the most pristine resorts in the United States. I am opposed to putting miniature golf at this location sight.

2/18/2021 3:11 PM

Not a good fit for KI.

2/18/2021 3:10 PM

We believe that a miniature golf course so close to Kiawah's/Freshfields entrance would diminish our image as a world class island resort.

2/18/2021 3:10 PM

Seems tacky. Such facilities often "shot down" after a brief burst, then you are left with an eyesore. I'm also concerned about continued development in this eco-sensitive region.

2/18/2021 3:09 PM

We do not want the surrounding area to become so commercial looking like a theme park! We did not buy property here for that reason. We would seriously look to sell our property and move elsewhere!

2/18/2021 3:08 PM

There is enough heavy traffic on Betsy Kerrison now with resulting accidents and damage to vehicles from pot holes, and fissures in the road. The planned golf facility has outlined over 50 parking

spaces. Adding traffic would cause more issues especially during the hours of 4 to 7 when most of the construction traffic from Kiawah and Seabrook leave, which is the time that most people take their children to play mini golf.

2/18/2021 3:07 PM

Traffic Congestion, Storm water/Flood mitigation from development

2/18/2021 3:07 PM

Careful zoning has made this area one of the most beautiful beach communities in America (the opposite of Myrtle Beach). If we start taking down beautiful trees to create "mini golf courses" - the look, feel and consistency of the neighborhood will be destroyed. Strongly, strongly oppose.

2/18/2021 3:05 PM

I'm concerned about the additional traffic that will travel on roads that are already overcrowded and hazardous.

2/18/2021 3:02 PM

Traffic concerns This will adversely affect the rural nature of our islands and create a commercialized appearance

2/18/2021 3:02 PM

The proposed application is out of keeping with the semi-rural, natural, residentially oriented character of the immediate area. Those commercial operations that are proximate are all small scale, farm stand or cafe format operations that maintain the natural landscape and preserve the limited retail profile of the area. I am also concerned with the prospective impact the development would have on traffic volume, noise, and lighting pollution.

2/18/2021 3:01 PM

The increase and viability in relationship to traffic patterns. As well as, interfering with the basic nature of the kiawah community.

2/18/2021 3:01 PM

Getting too commercial. Safe biking access to the facility if built.

2/18/2021 3:01 PM

Bright lighting

2/18/2021 3:01 PM

This is a close one for me. Done tastefully and carefully, I could support a mini-golf, but I worry about artificial light, traffic and aesthetic. The location of the property "beyond the round-about" as well as the fact that this would provide a good family activity for non-resident/non member guests to the Island is a positive. However, highly commercial development all around the island is a challenge, and must be advanced cautiously. If approved, the aesthetic, lighting and traffic concerns should be addressed in the approved building plan.

2/18/2021 2:59 PM

Increased traffic; commercial impact on environment

2/18/2021 2:57 PM

Traffic congestion

2/18/2021 2:55 PM

Traffic to site for day trips which would result in more traffic to Beach Walker beach (public beach) on KI (and areas in the facilities). Also concerns about additional traffic at the roundabout and onto Kiawah Parkway. Currently drivers do not understand how to signal turns in the roundabout and additional traffic will make it worse. Also I'm very aware of how so many drivers on the Parkway are texting as they drive. Additional congestion would bring more drivers/cars/danger.

2/18/2021 2:55 PM

too much commercialism!!!!!!

2/18/2021 2:50 PM

I am concerned about the impact of high density housing and/or amusements will have on traffic and public safety. I am also concerned about the potential negative impact something like mini golf would have on the aesthetics of the area. Keep it in Myrtle Beach.

2/18/2021 2:50 PM

1- Increase in vehicle traffic and pollution. 2- Devaluation of Kiawah. We are not Myrtle Beach or an amusement park... Our values maintain nature and preservation. This project is not in line with our values. Thank you for your consideration.

2/18/2021 2:50 PM

I wish there were an option to say I'm not sure about this proposal. My major concerns are about: the zoning of adjacent properties and whether this rezoning could potentially impact them (causing more to be rezoned); the traffic this will generate in an area where the speed limit increases and getting in and out of this property and into the flow of traffic will be dangerous; while not opposed to mini-golf per se, I think the traffic issue is significant, not the volume as much as the in and out.

2/18/2021 2:43 PM

The traffic, the lights, and it is not in my opinion in keeping with the character of Kiawah. I think the idea is tacky.

2/18/2021 2:43 PM

None

2/18/2021 2:41 PM

Traffic, environment and unsightliness as you approach Kiawah Island

2/18/2021 2:40 PM

safety issues regarding entering the property and leaving the property. No left turn onto Betsy Kerrison should be allowed. Too dangerous with oncoming traffic and limited visibility of traffic on both sides of Betsy Kerrison. If alcohol is sold, strict adherence to legal sale to adult consumers. Extensive landscaping on the property line facing Betsy Kerrison to keep a natural look from the road.

2/18/2021 2:40 PM

I have seen this kind of development encroach on Hilton Head and its lead to outlet malls and congested highways. We are NOT Myrtle Beach! Please keep Johns Island and the Kiawah/Seabrook area pristine.

2/18/2021 2:38 PM

Keeping natural habitat. Not allowing any additional commercial building.

2/18/2021 2:36 PM

I think a mini golf facility on central Johns Island makes sense but not adjacent to the Kiawah roundabout / informal entrance

2/18/2021 2:36 PM

Traffic

2/18/2021 2:36 PM

Primarily traffic, secondarily commercialism of the area

2/18/2021 2:33 PM

Traffic

2/18/2021 11:28 AM

I don't think a mini golf facility is appropriate in this area. Kiawah is an area that is centered on nature and the mini golf will bring more of an amusement park atmosphere. This type of development does not fit with the Kiawah lifestyle that homeowners and visitors know and expect. I am also concerned about the potential increase in traffic on the parkway.

2/17/2021 4:25 PM

Will create myrtle beach ambiance

2/17/2021 2:24 PM

Traffic, lack of oversight, detractors of property values

2/16/2021 9:35 PM

Traffic nightmare Not safe

2/16/2021 8:51 PM

Increased traffic on roads that are already overburdened; light pollution at night and litter. Approve this and there will be more unwanted development in the area.

2/16/2021 3:31 PM

Commercialization and recreational use completely inconsistent with—out of character with—surroundings. Would be an eyesore, to put it mildly. Traffic into and out of such a planned use would also be a grave concern. Hope they can uphold the current zoning, at a minimum—otherwise, why even have zoning!

2/16/2021 2:52 PM

I oppose the zoning change. I believe that it would set an unfortunate precedent and would damage the residential character of the island communities surrounding it.(I am a home owner on Kiawah Island and have been for 18 years.)

2/16/2021 2:23 PM

Mini-golf at this site will create a potential traffic hazard. After playing mini-golf at this location, vacationers from Kiawah & Seabrook will need to drive North on Betsy Kerrison Parkway and then make a U-turn, where the speed limit is 50 mph. I believe these additional U-turn vehicles will create a potential hazard to existing traffic. Also, there will probably be a fair number of young drivers (teenagers) who borrow their parents car to go play mini-golf. This U-turn may be difficult for drivers with limited driving experience.

2/16/2021 12:30 PM

Traffic, not enough parking, not enough food options or grocery for any more shoppers

2/15/2021 9:08 PM

Mini-golf is not consistent with the ambiance of Kiawah Island and will cheapen the area. It may also increase traffic onto Betsy Kerrison Parkway.

2/15/2021 1:48 PM

The degradation of the area as a quiet residential zone and vacation destination, increased traffic not related to those uses, and devaluation of surrounding real estate.

2/15/2021 11:38 AM

Nonresident traffic and overcrowding of fresh fields and Kiawah.

2/15/2021 11:34 AM

As long as the business is setup and operated in the spirit of Kiawah Island and not like some of the ones in the other beach areas I support it. It is up to Planning and Zoning to make sure it works with the KI lifestyle

2/15/2021 9:22 AM

I am concerned about further commercial development along Betsy Kerrison Pkwy and increased traffic flow along Betsy Kerrison and Main Road, already overburdened by development.

2/15/2021 8:00 AM

Traffic concerns for what will be a highly trafficked facility. Too close to Roundabout area and extensive traffic there to and from islands.

2/14/2021 6:07 PM

Traffic! Charleston County has done a poor job of planning growth and investing in infrastructure to support it. As a result the drive to Kiawah/Seabrook from HWY 17 has changed from a lovely drive down a charming road draped with live oaks, farms, etc to a congested and dangerous slog. This must be addressed before further development is allowed.

2/14/2021 5:20 PM

This is crazy a miniature golf how did this even get this far. NO NO NO! Mike Swomley

2/14/2021 4:43 PM

Safety: traffic on an already congested road and one that already has too many accidents, location on a road that has no lights which might prove dangerous for people driving at night that are not familiar with the road. In case of an emergency more cars on this congested road will make it even harder for emergency vehicles travels in either direction on Bohicket/BKH. location: a location closer to Maybank Hywy would serve a broader population. Noise and bright lights.

2/14/2021 3:59 PM

Major concern is increased traffic in an area crucial to entrance of both islands.

2/13/2021 5:40 PM

Nothing.

2/13/2021 4:00 PM

Traffic and ingress and egress is all. I support the plan to build the facility.

2/13/2021 12:51 PM

Traffic congestion Road safety Change of surroundings not in line with the nature and beauty of why you visit this part of the city in the first place.

2/13/2021 12:01 PM

Additional development could cause major traffic problems on Betsy Kerrison Parkway since it is the only route in and out of Kiawah and Seabrook.

2/13/2021 10:35 AM

We first discovered Kiawah Island in 1993 and purchased a homesite in 2013. We completed the construction of our home in 2015. Kiawah has always been unique as a vacation & second home destination because of the lack of commercial activity on and around the island. Part of the experience we love is driving down Betsy Kerrison Parkway with the live oaks & Spanish moss creating a 'tunnel' to the hidden gem of Kiawah Island. Allowing a mini-golf course & food services business to open would set a

precedent for other tourist attractions such as go-carts, water parks, souvenir shops, etc. to open as well. I believe that would completely alter the current experience that makes Kiawah so unique. For these reasons, I am adamantly opposed to this proposed development.

2/13/2021 9:55 AM

Over the last 25 years the traffic continues to increase and no immediate plan to improve the drive from Charleston to Kiawah. When we built our home on Kiawah in 2015, one of the things we loved most was that Kiawah and the surrounding area are quiet and peaceful. I do not want to see the area become high traffic and commercialized. Had we wanted this we would have chosen maybe Hilton Head or Myrtle Beach type area. Our guests here on Kiawah never fail to comment on the area's peacefulness and opportunity to enjoy time from the "busy world". For these reasons, I do not support the proposal for a miniature golf facility!

2/13/2021 9:54 AM

Not needed as there are plenty of recreational offerings in the area

2/13/2021 9:04 AM

This cheapens the entire area!

2/13/2021 8:19 AM

Lowers property values by destroying the natural aspects of Kiawah.

2/13/2021 8:17 AM

Increased traffic and all the issues that will come with that; overdevelopment of our natural setting; commercialization of this area

2/13/2021 8:03 AM

Adverse effects to natural environment and additional stress to an already burdened infrastructure

2/12/2021 8:15 PM

I am concerned about more traffic and it will take away from the beauty of this island

2/12/2021 4:07 PM

Traffic congestion and question need for mini-golf for either Seabrook or Kiawah. Project is oriented to visitors not the residents

2/12/2021 3:48 PM

traffic!!!!!!

2/12/2021 3:46 PM

Congestion and uses inconsistent with preserving the island's natural beauty.

2/12/2021 2:51 PM

Way commercial and "Disneyland" "Myrtle Beach like for Kiawah. Go-carts next? Strongly oppose!

2/12/2021 2:51 PM

Increase in traffic both in/out. The speed limit is such that people pulling out will encounter on coming traffic doing 50 + MPH.

2/12/2021 2:37 PM

This is pure lunacy. The last thing that is needed in that area of Betsy Kerrison Pkwy is more congestion. There was just a fatal accident on BKP a short distance from the rezoning site. Also how does a miniature golf course keep with the tone and tenor of the kind of environment the town of Kiawah Island wants to project for its property owners. Answer---it doesn't! This is a colossal misuse of this property site and diminishes the standing of the residents of Kiawah Island for the type of environment they desire within the confines of the town.

2/12/2021 2:35 PM

Traffic congestion and inability for essential services to have adequate access. Plus mini golf is a completely unnecessary addition to the area.

2/12/2021 2:20 PM

I believe it is important to recognize that outdoor mini-golf has a high bankruptcy in the U.S.. and that the entrance to the area is close to the Round-a - bout exiting to Betsy Kerrison on the curve.

2/12/2021 2:19 PM

Wish to keep natural beauty. Not to over build with commercial businesses. When one is allowed many more will follow which would be a tragedy. Try to keep natural island feel.

2/12/2021 2:12 PM

It is not consistent with the aesthetics of the immediate area including Kiawah, Seabrook and Freshfields. More commercial development means more traffic which we don't need in the immediate area of entrance

to the islands. Congestion is already a problem during the busy season with tourists, contractors and employees and would be exacerbated with more traffic close to the circle.

2/12/2021 2:00 PM

Traffic is my first concern. Secondly the majority of the area is populated by retirees. The proposed use does not appeal to them. Let's not become Hilton Head please!

2/12/2021 1:57 PM

Issues would include increased traffic in an especially dangerous location where vehicles are rapidly accelerating and changing lanes once they leave the traffic circle, increased litter, environmental pollution, and loss of a historical one room schoolhouse. A miniature golf business is diametrically opposed to the natural bucolic uniqueness of these islands, and the branding that Kiawah is trying to preserve. That type development is typical of congested seaside areas with strip malls like Myrtle Beach and Florida. We have all seen the crumbling skeletons of failed miniature golf.

2/12/2021 1:46 PM

I am against this type of commercial establishment as it does not fit with the lifestyle and type of place Kiawah is meant to be. I also am concerned about the over development of the island and the nearby area as it pertains to the impact on environment and wildlife that makes Kiawah so special.

2/12/2021 1:34 PM

Too much development

2/12/2021 1:22 PM

This area should remain residential. Commercial properties will increase traffic congestion and noise, decrease safety and negatively impact the rural nature of Kiawah, Seabrook and surrounding areas.

2/12/2021 1:06 PM

I am very concerned about the increased traffic congestion and safety issues that would result from this.

2/12/2021 1:05 PM

We are opposed to the proposed rezoning of the referenced property due to concerns over congestion as well as safety to the general public.

2/12/2021 12:59 PM

Continued and excessive growth on the island. People come to Kiawah and Seabrook for serenity, not mini golf.

2/12/2021 12:49 PM

Everything! Continual commercialization is destroying the ambiance of Kiawah. Traffic already is a problem and this will further magnify the problem.

2/12/2021 12:48 PM

Traffic and the negative image to the entrance for Kiawah and Seabrook Islands.

2/12/2021 12:47 PM

Too commercial and not in keeping with the natural ethos of Kiawah Island and Seabrook. I also worry about further traffic and congestion. Both islands now offer many outdoor recreational opportunities that seem more consistent with a master plan that's has tried to minimize commercial development. We came here for that reason and appreciate that it's different from other coastal resorts like Hilton Head and Myrtle Beach.

2/12/2021 12:44 PM

Kiawah is not Myrtle Beach. Kiawah has always been about nature and living with outdoor nature-based activities. To put a commercial recreational activity anyway on Kiawah would be devastating to the aura which is Kiawah.

2/12/2021 12:41 PM

Keep it as natural looking as possible

2/12/2021 12:39 PM

Suitability. A miniature golf course just outside Kiawah and Seabrook is a terrible idea as it does not fit with the whole natural aesthetic that attracts residents and tourists. They belong in Myrtle Beach.

2/12/2021 12:32 PM

Kiawah is special because it does not have commercial junk. The emphasis on nature and sustainability is what attracts people. This type of attraction does not belong here and will repel more people than it will attract.

2/12/2021 12:26 PM

The facility not being or kept to normal Kiawah/Seabrook standards. People from outside Kiawah/Seabrook coming to the island and creating more traffic and other issues.

2/12/2021 12:17 PM

- increasing traffic on the roads towards Kiawah - commercialization that will lead to a degradation of the exclusivity of the island

2/12/2021 12:14 PM

1. Making it look like Myrtle Beach or 278 into Hilton Head. Not the aesthetic that drove us away from Hilton Head. 2. Traffic congestion. 3. True viability of the business during off peak seasons. Full time residents on Kiawah and Seabrook demographic does not support these type of businesses. The applicant would be better served moving back into John's Island, namely Maybank Highway corridor

2/12/2021 12:12 PM

The corridor has limited commercial uses and my opinion is that property should remain residential zoning. This would open up other potential applications if the Re-zoning is approved. If approval is granted, it should be conditioned upon adequate traffic control (Decel/accel lanes), landscape buffers, signage/lighting restrictions on hours of operation limits, noise factors, and architectural/site plan design considerations for the community.

2/12/2021 12:12 PM

increased traffic, lowering of quality of life, future development concerns, decrease of property values, unwanted noise and lights and signage

2/12/2021 12:09 PM

increased road usage and entry

2/12/2021 12:03 PM

Traffic, aesthetics, tacky development! NO NO NO NO. I feel quite strongly about this.

2/12/2021 12:01 PM

Going from residential to commercial zoning.

2/12/2021 11:58 AM

increased traffic which is a safety concern potential for additional recreation destination sites if zoning permits one

2/12/2021 11:29 AM

I am opposed to the miniature golf facility. The Kiawah/Seabrook area has enough traffic issues, and this facility would only cause more traffic from surrounding areas to come to the islands. More importantly, in keeping with the character of Kiawah/Seabrook areas - their missions are for more natural surroundings, a mini golf is not within those character parameters. Mini golf is a retail establishment that is for entertaining, bringing a different type of commercialism to an already established natural island setting. Third, it sets a precedent that this area is open for retail entertainment such as go-karting or trampoline establishments to consider building in the area. Thank you.

2/12/2021 11:05 AM

Managing traffic.

2/12/2021 10:58 AM

Everything! Traffic, culture, eviscerating the Kiawah brand and reputation by turning Kiawah into Myrtle Beach or Hilton Head by adding neon laden roadside attractions, elimination of property for classier uses consistent with the community and on and on.

2/12/2021 10:41 AM

The traffic and maintaining Kiawah as an oasis of wild life. We DO NOT need a put put. It doesn't fit the island and we don't want it to feel like all the other beach towns. It would ruin what makes Kiawah so unique

2/12/2021 10:21 AM

Traffic on a road that cannot handle the current traffic and the current amount of accidents keeps rising.

2/12/2021 10:13 AM

Excess traffic, light and noise pollution, and flooding issues

2/12/2021 10:05 AM

I feel that it doesn't fit the environment.

2/12/2021 9:11 AM

Eyesore, will not blend with the surrounding environment, light pollution from high intensity overhead lights, runoff pollution from large impermeable services, litter from food and beverage packaging and food waste, likelihood of future abandonment with no restoration of the site to its natural state, overall degradation of Johns Island, Kiawah and Seabrook environment and ambiance.

2/11/2021 11:48 PM

Of concern are: the increased traffic on Bohicket Road (where traffic is already excessive and accidents are "fairly" commonplace), the use of the land for a commercial venture when commercial ventures such as restaurants/shopping come and go in Bohicket Marina/Freshfields (even in pre-COVID times), the significant change in aesthetic character to the property from its residential zoning to commercial zoning, the potential for significant light and noise pollution at the entrance to Kiawah and Seabrook Islands and the potential effect on wildlife, and I suspect that like other commercial entities in Freshfields/Bohicket Marina, a mini-golf course would be terribly underutilized in the off season prompting the owners to look for other sources of revenue (promotions, different business models, etc) that may be even less desirable than mini-golf. With development and parking, the area may face further water runoff issues. Have environmental studies been performed? As another Kiawah resident has already stated, "The owner previously sought a zoning change for the property to allow the building of the miniature golf course. At the hearing, the recommendations of the commission were made available. These materials confirmed that the zoning board had reviewed the request for a change of zoning and issued reports that the change was inconsistent with the current uses approved for the area. Those materials should be obtained and reviewed. At the prior hearing, when it became apparent that the request would be denied, the board allowed it to be withdrawn by the owner. Since that time there has been no material change in circumstances which should allow the board to retreat from its prior findings and conclusions." Thank you,
Scott Koch 3513 Shipwatch Rd KI, SC 29455

2/11/2021 9:53 PM

Traffic, noise pollution, lights, impact on the environment

2/11/2021 8:47 PM

Lights on late at night. Undesirables showing up in numbers just to have a place to hang out. An added problem for our security to keep their patrons from spilling over to Kiawah. People who chose Kiawah did not want another Hilton Head. What would be next a giant Ferris wheel?

2/11/2021 8:32 PM

Traffic and diminished property values.

2/11/2021 8:03 PM

aesthetics, traffic, neighborhood ambiance

2/11/2021 6:21 PM

Traffic, detracts from natural environment which is a priority around Kiawah, too commercialized appearance, lights, noise

2/11/2021 5:56 PM

That sort of business would create noise, traffic, and light pollution problems. It goes against all the branding Kiawah Island has worked so hard to develop and protect, and would be harmful to property owners.

2/11/2021 5:54 PM

Keep KI focused on beach, family, golf, tennis.... we don't want to plant the seeds for a Myrtle Beach environment.

2/11/2021 5:08 PM

Over populate the island with tourists

2/11/2021 4:46 PM

Traffic is the biggest problem. Also, the overall feel of Kiawah will be diminished with a mini golf. It is not in keeping with the kiawah life style.

2/11/2021 4:38 PM

(1) increased traffic; and (2) effect of bright night lighting on nearby wildlife

2/11/2021 4:13 PM

This is a terrible idea. It takes away from the natural beauty of the area, makes traffic even worse and is too commercialized

2/11/2021 3:57 PM

This is not in keeping with the natural environment we bought a home here for. Will bring too much traffic to an already dangerous road.

2/11/2021 3:57 PM

Traffic, aesthetic, property values

2/11/2021 3:52 PM

Traffic, noise and light pollution

2/11/2021 3:30 PM

traffic; take away from the beauty of island

2/11/2021 3:29 PM

None. Traffic is already troublesome, and not being properly addressed. We need FUN activities for the entire family, and IMO activities like these will be AWESOME for us all! Come on, let's live in the edge have a mini golf activity for multi generations of family.

2/11/2021 3:25 PM

Traffic both in and out. Will bring the flavor of a circus to our area. Families visiting Kiawah should focus on the natural family life style and nature on Kiawah not this type of commercial activity. Not needed and if it fails we have a big eye sore on our entrance.

2/11/2021 3:21 PM

There are plenty of opportunities for golf on and near the island. I don't feel this is the type of golf I'd want to see entering the circle. Also, I feel it will cause traffic issues on any already crowded roadway that is the only access to/from the island.

2/11/2021 3:20 PM

This is land in the Kiawah watershed better preserved undeveloped to reduce density of development, protect the watershed and eliminate the possibility of more traffic on that section of Betsy Kerrison.

2/11/2021 3:03 PM

Traffic, density of Johns Island. security

2/11/2021 2:54 PM

Increased traffic to this area of the island.

2/11/2021 2:30 PM

Artificial Lighting and commercialization Congestion and traffic

2/11/2021 2:26 PM

Increased traffic/congestion, diminished area aesthetics, reduction in property values.

2/11/2021 2:21 PM

None, it's a fine idea. All family-oriented ventures should be facilitated by the government.

2/11/2021 1:50 PM

I am not interested in seeing the approach to our island turning into something more appropriate to Myrtle Beach.

2/11/2021 1:17 PM

Don't need. Don't want.

2/11/2021 1:10 PM

Commercialization of the surrounding causing a honkey-tonk atmosphere for guests and visitors!

2/11/2021 12:49 PM

Inconsistent change

2/11/2021 12:39 PM

GLOBAL: INCREASED TRAFFIC CONGESTION, INCREASED COMMERCIALISM, INCREASED/INFLUX/SWELLING OF NON RESIDENTIAL POPULATION, DECREASED NATURAL RESOURCES, INCREASED NOISE, AIR, & LIGHT POLLUTION, STRAIN ON EXISTING/SURROUNDING INFRASTRUCTURE, DOWN RIGHT TACKY-HELLO MYRTLE BEACH!

2/11/2021 12:38 PM

Unightly and commercial at an natural, attractive place, giving an aura of cheapness. Increased traffic. You have got to be kidding. There is no way we should have that kind of commercial establishment, which is totally opposite from the natural look and feel of the area, at that location.

2/11/2021 11:32 AM

Disruptive to the neighborhood

2/11/2021 11:08 AM

Additional traffic, environmental issues, flooding concerns and de-valuation of property.

2/11/2021 10:58 AM

Traffic and commercial change to area

2/11/2021 10:52 AM

This is a horrible spot for traffic and increasing activity such as this mini golf use will bring in an unsafe amount of traffic. The road system can hardly handle the amount of traffic currently on the roads. This will only cause more congestion and a potential for serious accidents. This is a bottleneck for traffic as residents and workers go back and forth to their homes and jobs and with only one way in and one way out

it will be a traffic nightmare! This type of business needs to be located where there is greater road access as it will be bringing people from all over the Charleston area. Please do not approve this rezoning!

2/11/2021 10:00 AM

Changing property to commercial use sets an unwanted precedent. Site is in a poor location. It is a hazardous entry and exit site which will bring more accidents and traffic especially during peak tourist times. Development does not fit with the concepts of the community.

2/11/2021 9:55 AM

Although mini-golf is harmless and entertaining, the idea of destroying the natural area for honky tonk is unsettling. If it does happen, I would hope there would be some restrictions regarding low lighting and significant landscaping and long term maintenance requirements put into place.

2/11/2021 9:48 AM

not consistent with the residential feel of this area

2/11/2021 9:37 AM

Too crowded in the summer. Deserted in the winter and not money producing. Upsets the "look" of our area and the wildlife.

2/11/2021 9:35 AM

Traffic, aesthetics/goes against what Kiawah/Seabrook represent, noise, dislike of mini golf, overcrowding overflow into Freshfields

2/11/2021 9:19 AM

Traffic congestion and unnecessary trashy parasitic development that will diminish the aesthetics of our community.

2/11/2021 9:10 AM

I am not at all concerned. I feel that opposition suggesting additional traffic and the draw of undesirable population to be absurd. How wonderful to have another place to take your family on a cloudy day!

2/11/2021 9:04 AM

This will create even more traffic in an area already challenged in that regard. It is also not in the character of the surrounding environment. This development could also have a detrimental impact on property values on Johns Island and KI and Seabrook. We don't need more commercial development on Johns Island at this time.

2/11/2021 9:04 AM

the demographic characteristics of lifestyle and population in the area does not lend to the proposed commercialism

2/11/2021 8:54 AM

Traffic

2/11/2021 8:41 AM

To me, this is not a Kiawah concern. It is not on our property. I guess some feel that they don't want to drive by a mini golf on the way to Kiawah, but that area is fairly commercial already. I am saying I support it mainly because I don't oppose it.

2/11/2021 8:23 AM

Everything. This development would set a precedent that we could not recover from and would start the ball rolling on turning our community into a Myrtle Beach/Hilton Head type of area. More traffic, more accidents on Bohicket, destroying the natural beauty of the area. I don't want to be near development...that is why we have property here. This will open doors for others to change the zoning and put in more and more until our road looks like Folly Beach Road. No thank you. I could see something like this closer into Charleston, to be honest, but not here. Please don't allow this.

2/11/2021 8:22 AM

I don't want to see kiawah getting junked up. Kiawah is a special place and the reason to go to kiawah is to enjoy nature and just be there.

2/11/2021 8:15 AM

BKP is a drag way as it is, an entry/exit point to the Mini Golf in this area just as cars leaving the Island take off from the roundabout & accelerate by the turn in the Town Bldg area is an added danger, how would inbound cars turn into this area? There are beautiful trees on the median by resurrection road. Seeing how cars shoot out of Kiawah River Estates to cross over to the inbound lane is a prime example. Those interested in this project need to ride BKP in rush hour daily. Mini Golf is a great idea but the location is a poor choice.

2/11/2021 7:51 AM

Not on keeping with the natural feel of Kiawah sea room and John's island.

2/11/2021 7:49 AM

Traffic Traffic Traffic

2/11/2021 7:16 AM

Traffic, inappropriate garish commercial use at the islands entry

2/11/2021 6:53 AM

Commercial development in that area.

2/11/2021 6:46 AM

Increased traffic and pedestrian safety, lack of conformity with natural surroundings, detrimental effect on market values.

2/11/2021 5:56 AM

Safety issues. Betsey Kerrison is currently very unsafe and adding a mini Goff at that location will compound the issue. Get a Sheriff's department POV.

2/11/2021 5:55 AM

It creates a commercial touristy feel which could diminish the overall image that Kiawah is known for. And we feel it heads down a path of allowing other potentially less than attractive businesses moving in as well.

2/10/2021 10:49 PM

massively increased traffic beyond the scope of residents living there -increased demand for parking, therefore more paved spaces and impervious arguments/stormwater runoff, etc. -light pollution if it were open at night? (developer could surely work around this one) -increased density in general which this area is already struggling to handle.

2/10/2021 10:45 PM

Traffic congestion. Night lights and noise.

2/10/2021 10:28 PM

Rezoning the property adjacent to the Municipal Center to allow a miniature golf facility. I believe that the drive from the mainland to the Island is presently sparsely populated with commercial real estate. One of the drawing cards of Kiawah is the bucolic environment as opposed to Hilton Head which has a significant amount of commercial properties. I believe that this re-zoning would lead to increased such use of properties and diminish the flavor of Kiawah and Seabrook. We live in an area with natural beauty which should not be sallied by a minature golf course or any such facility.

2/10/2021 10:13 PM

Traffic concerns Noise and Lighting

2/10/2021 10:04 PM

traffic, traffic, traffic It is not an appropriate location just outside of natural and non-commercial Kiawah Island. Time to quit allowing any kind of building until there is infrastructure to support traffic!

2/10/2021 9:58 PM

Traffic pattern; additional congestion to the roads; aesthetics ..don't want that look prior to the entry to our Islands, very bright light at night effecting wild life, noise level, the county turned down a real estate firm from building an office building there some years ago. Can't believe this can even be considered. Our families come here to decompress and leave all that behind. We offer a unique life style. Would very much like to keep things as they are

2/10/2021 9:56 PM

Traffic

2/10/2021 9:47 PM

Environmental and conservation concerns

2/10/2021 9:25 PM

Traffic, potential for additional water issues due to more paving/impervious covering, safety, not in keeping with our residential area

2/10/2021 9:25 PM

Traffic safety, miniature golf and future amusement possibility is not the best landmark gateway to Freshfields.

2/10/2021 9:20 PM

General construction location, esthetics, lighting, traffic and noise.

2/10/2021 9:14 PM

It is totally out of character with the surrounding area. Inappropriate use of that land.

2/10/2021 9:07 PM

Zoning that leads to more commercial enterprises that compromises the environment of Kiawah. We are not Myrtle Beach or even Hilton Head

2/10/2021 8:52 PM

Over-touristing the area needlessly. Little or no "give back" to local community. Increased traffic.

2/10/2021 8:09 PM

The traffic in the area is dreadful now. Add in traffic for water sports and mini golf and it will destroy the already precarious ecosystem in that area. I am also concerned about flooding rains creating a big run off problem.

2/10/2021 8:01 PM

Environmental concerns

2/10/2021 8:00 PM

Traffic congestion Traffic safety Light pollution Future rezoning issues if this becomes a precedent

2/10/2021 7:53 PM

Decreased property values. Dangerous bicycle corridor to that location. Generally against zoning changes; there is a reason the location received its current designation.

2/10/2021 7:45 PM

Not appropriate for this location. I strongly oppose

2/10/2021 7:45 PM

Traffic. Noise and light pollution.

2/10/2021 7:33 PM

Increased traffic and appropriateness of mini-golf for area.

2/10/2021 7:16 PM

Traffic and loss of habitat potential.

2/10/2021 7:06 PM

Don't want it near Kiawah if truly for all of John's island not mainly tourists it should be built near Maybank highway. We are not Hilton Head Kiawah and Seabrook are about nature.

2/10/2021 7:02 PM

This does not fit the character of the area. In addition it would exacerbate an already challenging traffic issue that we have in the area and could be a detriment to property values in that part of Johns Island and also on Kiawah and Seabrook Islands. Lets not turn John's Island into Myrtle Beach or even Hilton Head for that matter.

2/10/2021 7:00 PM

Appearance, increased traffic, precedent for similar businesses in that area.

2/10/2021 6:54 PM

This is not an appropriate development for the entrance to Kiawah and Seabrook islands

2/10/2021 6:50 PM

Traffic. Turning Kiawah into Hilton Head

2/10/2021 6:38 PM

TRAFFIC!

2/10/2021 6:37 PM

Traffic, unwanted increase in visitors, lighting, commercialization outside of Freshfields.

2/10/2021 6:36 PM

I think it will cheapen the area. It will become a Friday and Saturday night hang out for teenagers. But most importantly it a very dangerous location regarding traffic and speeding. Three people were recently killed in the same area and I am convinced that if this goes in where indicated they'll be more deaths to come as a result of people entering or exiting the miniature golf location. I would not want that on my conscious so therefore I am against this proposal.

2/10/2021 6:36 PM

Too commercial. Is Kiawah to become Myrtle Beach. Vote no!!!

2/10/2021 6:31 PM

the social activity of mini golf should close to the audience that seeks mini golf. Often in areas that are easier to drive to than the proposed location. The proposed land is very valuable, many other profitable uses for that better align to needs .

2/10/2021 6:30 PM

We do not need this mini golf project. It would destroy the culture and feel of Kiawah..., and make us too commercial,

2/10/2021 6:29 PM

This type of development will undermine the culture of Kiawah which is focused on nature and protecting the environment.

2/10/2021 6:22 PM

I think the local neighbors will be impacted adversely , with the proximity to there properties . Noise , lights ,and having a commercial business in their rural residential neighborhood .

2/10/2021 6:17 PM

I'm aware that I'm in the minority, but I actually think a putt putt that blends with the environment would be a nice addition to Kiawah, since the area is known as a golf resort.

2/10/2021 6:13 PM

I would like to assure that the facility is done tastefully and without a whole lot of signage. Otherwise, I think the presence of a mini-golf course would add a pleasant amenity for my family and me.

2/10/2021 6:11 PM

Sewer. Traffic. Noise. Litter

2/10/2021 6:07 PM

It is inconsistent with any forms of outdoor activities found on or near Kiawah and Seabrook. And it creates the foundation for justifying more commercialization on this end of John's Island. Where is that line drawn? If people want that sort of entertainment, send them to Myrtle Beach. That's what their reputation is built around, not ours.

2/10/2021 5:59 PM

Increased traffic flow on an already dangerous road, too much commercial development, light pollution, further degradation of the character of Johns Island/Kiawah approach

2/10/2021 5:55 PM

Road safety

2/10/2021 5:52 PM

The image of this type of entertainment devalues the prestige of the Kiawah Resort.

2/10/2021 5:52 PM

Traffic

2/10/2021 5:36 PM

Turning it into single family housing.Not a good idea

2/10/2021 5:35 PM

My main issue is with people who have a negative opinion of this development without fairly understanding the benefit of this development of property. People need to understand that the people involved with this property are local, have the best interest of local property owners in mind, and the creation of a very thought out planned leisure activity for John's Island, Seabrook Island, and Kiawah Island residents and visitors of all ages. This would be a welcome and tasteful addition to the property in question for many many people. There is a lot of bad misinformation out there against this development without the fair input of the developer. People need to understand that commercialization will take place on Bohicket Rd regardless if this is voted either way. I vote to let the developer of this property develop it as planned. People need to actually look at the plans before casting negative concerns.

2/10/2021 5:35 PM

I think a putt putt GC is inconsistent with the classiest of Kiawah Island.

2/10/2021 5:21 PM

Traffic , and the honky think look of mini golf.

2/10/2021 5:15 PM

Carnival atmosphere vs Natural Environment

2/10/2021 5:10 PM

Traffic clutter and overall negative impact a large putt putt facility will have on the natural environment that makes the area so special.

2/10/2021 4:56 PM

Traffic, losing the natural beauty of the area to tacky commercial businesses.

2/10/2021 4:55 PM

Traffic

2/10/2021 4:43 PM

Do not want putt putt. Does not compliment the rural surroundings and it would open up opportunities for more tourists attractions that do not fit in with John's island rural culture. Keep it rural and pleasant. Quality of life is why we moved out to John's island. If we want putt putt etc. we can go to Myrtle beach. Not here please

2/10/2021 4:39 PM

Here is a copy of the email I sent County Council re this matter: I am writing in strong opposition to the proposed rezoning of property located at 4455 Betsy Kerrison Parkway from R-4 to a planned development permitting a variety of commercial and amusement ventures including construction of a 36 hole miniature golf course. My husband and I are permanent residents of Kiawah Island since 2002 and have been active in our community since that time. There are so very many reasons to reject this proposal it is hard to focus on just a few. That said, here are my major concerns: There are a variety of "plans" created over the years to guide the development of Johns Island - the Johns Island Community Plan, the Charleston County Comprehensive Plan, etc. Rezoning this parcel now, from R-4 to allow commercial development as proposed is - quite simply - spot zoning. And once that first parcel is rezoned it becomes so much easier to approve the next request of its kind. Rezoning this parcel clearly undermines any long range plan/effort to keep the area rural. Right turn only traffic is a laudable plan but without redesigning Betsy Kerrison, difficult to enforce. Will left turns still be permitted into the KI Municipal Center adjacent to this site or will all traffic along this stretch of roadway be funneled to and around the roundabout? If "One of the principal goals of the planned development is to preserve the school house," as stated in the proposal, funneling all this mini golf foot traffic through it for an unrelated, commercial purpose is simply wrong. A clear case could be made that the proposed use desecrates the local history and original purpose of the structure. While the idea of partnering with local charities initially sounds good, it is an idea that could easily be interpreted as an attempt to buy community support. While I have not seen any public support for this rezoning from the charities, I cannot help but wonder whether some local property owners might have not written in opposition because of the applicant's promise to donate to their favorite charity. I note the partnership is operative only during the off season when revenues are low and there are no guarantees that this partnership/financial obligation would be long term or transfer to subsequent owners of the facility. The fear that such an enterprise could potentially impact the ambiance or character of this corner of Johns Island, while emotional, is real. Once we turn that corner, there is no going back. I urge you to vote NO on this proposal. Diane Z. Lehder 306 Palm Warbler Kiawah Island

2/10/2021 4:38 PM

Preserving the tranquil nature of the island and surroundings and the added traffic to an already very back up entrance and exit to the island.

2/10/2021 4:38 PM

Unnecessary increase in traffic in an area already suffering from increased traffic for something that is unneeded in that area. Also, significant harm to wildlife that has already been harmed by the new municipal building.

2/10/2021 4:37 PM

Do not want to turn the area into a "Myrtle Beach" atmosphere.

2/10/2021 4:37 PM

Primarily, traffic is my concern with this proposed project bringing an unnecessary extra amount of cars in an already tight space. As we have seen, when there is an accident in either direction, traffic flow stops completely on and off the island. This could be done closer to River/Maybank/Folly, and easily serve the same community users with far less impact of traffic. Additionally, I do not personally feel the commercial mini-golf is an amenity in line with the Kiawah/Seabrook reputation. There are far more appropriate recreational activities besides mini-golf!

2/10/2021 4:34 PM

Increased traffic The increase of more commercial properties, which takes away the natural vegetation and wildlife.

2/10/2021 4:28 PM

Traffic. Not a beneficial use. Not in keeping with the ambiance of Kiawah and Seabrook.

2/10/2021 4:28 PM

Johns Island is a rural community with limited resources including roads to handle traffic congestion, Fire and Police and Schools. This proposal would result in an increased residential density that would have an adverse impact on the overall community.

2/10/2021 4:25 PM

I think it's not in keeping with the other property's in this area. They should go to a more commercial area

2/10/2021 4:18 PM

It does not fit into Kiawah Island's unique plan. Also, traffic and congestion is already a problem on Kiawah and Johns Island - It just adds another unpleasant element.

2/10/2021 4:17 PM

start of a downhill slide. more traffic which is terrible NOW!!!!

2/10/2021 4:17 PM

Traffic flow, congestion and accidents. Unneeded development which just adds stress to the environment. It just doesn't fit with the Kiawah ideals of environment and wildlife.

2/10/2021 4:07 PM

The traffic that will increase around the circle due to the restrictions of e Teri g and exiting. Also prefer to maintain the private natural nature of Kiawah. This venue will commercialize Kiawah. Too close to the island.

2/10/2021 4:02 PM

Turning our beautiful island into Hilton Head. More traffic. Invites other commercial ventures

2/10/2021 3:58 PM

Access/egress of the site where road use is already heavy. Appearance of miniature golf is inconsistent with property in the area.

2/10/2021 3:58 PM

Traffic and crowds.

2/10/2021 3:57 PM

Traffic congestion and the commercialism brought to our beautiful natural island

2/10/2021 3:49 PM

Please, no tacky mini golf. I don't know a soul who would play this. This is solely for renters. NO!

2/10/2021 3:48 PM

I have no issues with the mini-golf. I think it would add to the aesthetics on Betsy Kerrison Parkway and be a great family fun zone.

2/10/2021 3:46 PM

More of greenery and character will disappear. The proposed zoning will bring too many cars and people into the area and it will become noisy and crowded and bring a feeling of "cheap vacation spot" to an area that's known for its beauty and spectacular waterways, as well as its preservation of native flora and fauna.

2/10/2021 3:44 PM

Increased traffic at a particularly bad spot, zoning change can be applied to other areas currently restricted, increased noise, minimal value to residents the vast majority of whom do not have children

2/10/2021 3:42 PM

The additional traffic this or any development allowing large groups of people/multiple vehicles is a serious safety issue. Many accidents and near-ones have occurred there already! Increased volume will only make this worse. This area is too close to the circle for such a development. It will also pull more traffic to Fresh Fields and the small/narrow roads cannot accommodate more traffic. It can already be dicey on a busy day or night with so many large vehicles - trucks and SUVs- that are common. We live here full time and have seen the changes with more development over the years already. The roads can't handle more.

2/10/2021 3:42 PM

I have concerns with traffic safety going in and out...

2/10/2021 3:41 PM

The use is inappropriate for the site and the area. Increased traffic at a high speed part fo the road (50mph) being one of the reasons. The planned use seems to me to be inconsistent with the quiet residential nature of the surrounding acres. Please reject.

2/10/2021 3:38 PM

Added traffic on an already dangerously busy road. Noise and light pollution. Opens the door for other development - go carts, fast food, water park, etc. We do NOT want to become Myrtle Beach or Hilton Head.

2/10/2021 3:38 PM

cheapens the area by making us a "Myrtle Beach", will be unpleasant to look at at night with lights and noise, and will create some major traffic problems

2/10/2021 3:33 PM

More cars coming out on an already overcrowded road. People using the round-about to have easier access into the property since there really is no turn lane into it. Lights no matter what type they use, they are still going to be bright. Kiawah and Seabrook are all about family time in a natural setting. Most people come here to escape the commercialization of so many beach towns now. Do we all really want this to be the first thing we see now right before we get to our beautiful islands? Our islands have survived all these years without this sort of entertainment for families. We have so many wonderful amenities here that actually allow children to be children. We do not need Putt Putt.

2/10/2021 3:32 PM

Traffic.

2/10/2021 3:27 PM

I oppose a commercial enterprise at that location, the additional traffic and the esthetics of a miniature golf course that close to the entrance to Kiawah and Seabrook.

2/10/2021 3:25 PM

The additional traffic it will Bring

2/10/2021 3:24 PM

Do not want that type of commercial recreation so close to the island.

2/10/2021 3:22 PM

Exactly the absence of this type of business that drove me to purchase a home on Kiawah ten years ago. I am totally against this venture.

2/10/2021 3:19 PM

We do not want more traffic brought to the area

2/10/2021 3:19 PM

Too commercial and "in your face"- more Myrtle Beach style - DEFINITELY NOT Kiawah's style of understated elegance and refinement.

2/10/2021 3:18 PM

Traffic

2/10/2021 3:16 PM

I oppose the rezoning of the land.

2/10/2021 3:14 PM

Traffic

2/10/2021 3:10 PM

Traffic

2/10/2021 3:10 PM

Trashy like myrtle beach. We are here to get away from ALL that!!

2/10/2021 3:10 PM

It is an environmental endangered area where there is already too much development. It will also cause more traffic. It is not needed or wanted here.

2/10/2021 3:10 PM

None

2/10/2021 3:08 PM

A miniature golf course welcoming guests and residents at the entrance to Kiawah downgrades the upscale first class community that Kiawah Island. We are not Myrtle Beach, Atlantic City, Point Pleasant, Asbury Park, et al. The needs and desires of residents and owners need to come before a children's side show, we have many parks on island. Don't degrade Kiawah and destroy value of our homes with a small carnival ... what will come next?

2/10/2021 3:07 PM

None other than proper land management and protection of the environment. An attractively constructed, well maintained, and family friendly miniature golf course outside our gates would do no harm to Kiawah Island, would probably benefit the community outside our gate, and be another add-on attraction to golfers. I would much rather have something like this as opposed to many other potential uses.

2/10/2021 3:06 PM

Traffic and overdevelopment of Johns Island

2/10/2021 3:05 PM

Traffic, first and foremost. Additionally, if I'd wanted a home with amusement park activities I would have purchased a place in Myrtle Beach or Hilton Head.

2/10/2021 3:03 PM

Traffic volume and making turns through the median to access and depart the property. That specific commercial use does not fit in the neighborhood and certainly not adjacent to Town hall.

2/10/2021 3:03 PM

While having mini golf might be a great source of entertainment for visitors it will only bring further distress to full time homeowners who travel Betsy Kerrison daily, we do not need the added traffic on these roads, the area the mini golf is proposed is a dangerous area to get in and out of, how are people coming on Island going to left into and the same coming out into traffic. Have we not learned anything from the most recent accident with the homeowner from Kiawah Island Estates further down the road, for those that don't know the man was clipped by a commercial vehicle and decapitated right before Christmas. How many more homeowners, visitors and workers do we need to loose on these roads before we improve our infrastructure before bringing more traffic to the area. Encouraging this to our area only entices more of the same business types, a door like this once opened can not be closed. I'm sorry Mr Todd is a good person, with a big heart & bright ideas but please see the big picture.

2/10/2021 3:03 PM

Traffic is number 1; such an attraction is not conducive to Kiawah Island and is antithetical to why I bought my home on the Island.

2/10/2021 3:00 PM

None. The proposal seems reasonable, and we really need activities for our young people.

2/10/2021 2:58 PM

Zoning change would open up a whole "can of worms."

2/10/2021 2:54 PM

None. It is on Johns Island, not Kiawah. While we have a wonderful beach and nature activities here, other than high priced resort offerings, there is not much for young people to do. I would really enjoy the mini-golf with our grandchildren.

2/10/2021 2:53 PM

Junking up our environmentally beautiful area with commercial attractions. We do not want to be the next Myrtle Beach!

2/10/2021 2:53 PM

Additional traffic

2/10/2021 2:52 PM

Traffic

2/10/2021 2:50 PM

Mini-golf is completely out of character with the area. Further a PUD is too permissive and should be denied flat out. Tastefully designed single family DU's would be far better option.

2/10/2021 2:48 PM

Aesthetics's of natural setting and wildlife concern

2/10/2021 2:48 PM

Traffic, too commercial, leads to other tourist type attractions

2/10/2021 2:47 PM

We do not want mini golf

2/10/2021 2:45 PM

I sent concerns to Char County. My issue is traffic, but more important is this does not support the Johns Island community's effort to remain rural , support local farms etc and seems to go against the Johns Island zoning long range plan which was limiting urbanization to Maybank highway area. Also don't want Johns Island or Charlesto County to become a Myrtle Beach or Hilton Head. We should protect the island culture

2/10/2021 2:44 PM

Traffic, not appropriate for the area.

2/10/2021 2:43 PM

Parking eg no queuing on main road

2/10/2021 2:42 PM

Noise, lights, traffic congestion, MORE people in this area. This beautiful natural area does not want a Putt Putt golf course. Relocate this to a very commercialized area...like Savannah Hwy.

2/10/2021 2:42 PM

Traffic, safety, atmosphere (a putt-putt golf is the antithesis of the Kiawah lifestyle).

2/10/2021 2:41 PM

Traffic, increased congestion, and not really an appropriate use for that area in my opinion. Kiawah Island Resident

2/10/2021 2:40 PM

This is no place for such a commercial endeavor. The uniqueness of the untroubled quiet and harmony with nature in the Kiawah/Seabrook area should be preserved. A putt putt facility does little to enhance our community and in fact, jeopardizes what makes this area special and unique. This area is not Hilton Head and surely not Myrtle Beach and we should not allow ourselves to become anything like those communities. Both Hilton Head and Myrtle Beach do a marvelous job of serving those interested in putt putt facilities.

2/10/2021 2:40 PM

Potential for commercial development inconsistent with the area's focus on nature and natural beauty.

2/10/2021 2:37 PM

The increase in traffic. The change in environment--fought against 525 to maintain rural community and there is nothing rural about mini-golf.

2/10/2021 2:35 PM

I do not support a miniature golf facility in this area. I think it would negatively impact our community.

2/10/2021 2:31 PM

Outsiders coming in

2/10/2021 2:30 PM

We also oppose the increase in density under a PUD zoning.

2/10/2021 2:29 PM

Traffic would be dangerous at that location. It would be a BIG mistake to open this land to that type of use.

2/10/2021 2:29 PM

I don't want my community to look like Myrtle Beach

2/10/2021 2:25 PM

Traffic/ Accidents Not in keeping with the area

2/10/2021 2:24 PM

None

2/10/2021 2:24 PM

Johns island/Kiawah/Seabrook are not conducive to a business of this nature. Area should remain ecologically pristine. During the off season it will sit unused. The area is not Frankie's Fun Park, Blackbeard's Cove nor Myrtle Beach.

2/10/2021 2:22 PM

None

2/10/2021 2:22 PM

This project is not at all in line with Kiawah's description of itself as "An oasis of untouched natural beauty and renowned hospitality for those seeking a retreat into adventure and luxury ... perfectly preserved maritime forests, sand dunes, and marshes where turtles, whitetail deer, and seabirds abound. " In addition, the negative environmental impact and additional traffic on an already overburdened road are additional compelling reasons to deny this proposal.

2/10/2021 2:21 PM

Bad spot for entertainment venue that can bring unwanted crowds and traffic.

2/10/2021 2:21 PM

The traffic from John and James Island. I don't want to have live at "Myrtle Beach South"

2/10/2021 2:11 PM

Property values, traffic, lighting

2/10/2021 2:11 PM

Traffic, accidents, more things to come... we do not need miniature golf at Kiawah. We have some many other things kids / families can do.

2/10/2021 2:11 PM

It sets a dangerous precedent. There is no control over what it will look like. The last thing the Kiawah Community needs is to have an "amusement" park at the entrance to the island. It defeats the ambience that has been painstakingly created.

2/10/2021 2:09 PM

After having moved to Kiawah from Hilton Head due to the creeping commercialism of that island, I am very concerned the same could be happening here. Adding a putt putt is tantamount to sacrificing the unique quality, inherent beauty, and natural environment of the island to commercialism that will not only send property values down, but destroy the unique quality of Kiawah, cause flight to more desirable (i.e. less commercial) locations, and impact an already overtaxed and sometimes treacherous traffic pattern.

2/10/2021 2:03 PM

Traffic!!! Tacky!!! Not in keeping with the spirit of our beautiful islands. Even our shopping area has charm. There's no way to make putt putt charming!!!! But mostly it's traffic traffic traffic!

2/10/2021 2:02 PM

Overdevelopment of John's Island. The roads cannot support all the development that is currently happening. With all this development comes the need for more pavement for parking and therefore more water runoff - and water and rising levels in this area is critical to understand and make sure we don't lose "land" that can absorb the water. Noise and Light pollution. What draws people to John's Island is that it is NOT a Myrtle Beach filled with strip malls and no open land for flora and fauna. I worry about developing every inch of land. I do not believe there is enough of a population to support this venture and that it will draw people from closer to Charleston which will result in more accidents, more crowding on already overcrowded roads. There are many more places more appropriate for the location of a putt=putt golf than right by the waterfront. It is a slippery slope when you agree to change the land use for a location - how do you keep this from continuing? PLEASE do NOT approve this change.

2/10/2021 2:01 PM

There is nothing of this kind on the way in to Kiawah and Seabrook Islands. We have family run farm stands and small businesses, but no "amusement" type venues. In fact, there is nothing like this on Johns Island either. We feel this sets a dangerous precedent for expanding into this type of concession, and that amusement venues are totally opposed to what the sea islands in this area represent.

2/10/2021 1:53 PM

Appearance, traffic, effect on Kiawah brand

2/10/2021 1:52 PM

Keep the zoning as is.

2/10/2021 1:51 PM

TRAFFIC ON BOHICKET ROAD IS DREADFUL, AND GETTING WORSE, ALREADY

2/10/2021 1:51 PM

Inappropriate, traffic

2/10/2021 1:51 PM

A miniature golf...really!!! There goes the neighborhood, as they say

2/10/2021 1:50 PM

There's already enough traffic and accidents on Betsy Kerrison and Bohicket without inviting another possible & potential traffic problem to occur.

2/10/2021 1:49 PM

Traffic congestion and the degradation of the natural environment we love about the area.

2/10/2021 1:47 PM

Too much density already. Excessive lot coverage contributes to flooding. Infrastructure concerns: Our roads can't handle the load they have now

2/10/2021 1:44 PM

This is not an appropriate business model for existing area but rather a business that is doomed to fail.

2/10/2021 1:44 PM

Changes the character of that part of Johns Island.

2/10/2021 1:36 PM

Traffic density, paved areas for parking = water runoff problems, ambient light at night and it would bring too many "off island" people to our already crowded sea islands. Please, NO mini golf! If we wanted mini golf we would have purchased a beach home in Myrtle Beach or Hilton Head. We bought in Kiawah 26 years ago because we were attracted to the natural beauty and quiet nature of the island. Mini golf would change the very character of Johns Island, for the worse.

2/10/2021 1:36 PM

Commercial use of residential area will increase traffic on already busy and, often dangerous, roads. Sets precedent for other attempts to commercialize this stretch of road.

2/10/2021 1:34 PM

I believe if done correctly, this will be a positive amenity for Kiawah-Seabrook and area owners and visitors. Right now there are limited places for families to go, and certainly limited areas for kids to have fun. I understand they will be planting vegetation to shield this from view, and traffic can be properly managed there. Only allow right turns out of the driveway. Certainly, some of the more recent development plans, will have more an impact on traffic then this project would.

2/10/2021 1:34 PM

There are two things that principally concern me. The first is the prospect of not only an increased traffic burden at that location due to patrons travelling to the miniature golf facility, but the prospect of the danger presented by patrons turning into and out of the facility on a very busy highway. My second concern is the garish, carnival-like, tableau which would be presented by such an amusement center which will greet those coming onto our Island, reminiscent of the worst stretches of highways into places like Myrtle Beach.

2/10/2021 1:34 PM

traffic

2/10/2021 1:33 PM

Traffic, crowds, not the type of business for the area

2/10/2021 1:32 PM

A mini-golf course does not fit into the Kiawah development planKiawah is an upscale community, If I wanted a tourist venue I would of purchased somewhere else... at a fraction of the cost...

2/10/2021 1:29 PM

Traffic, viability of the business during the course of the year. General eyesore as you enter Kiawah and Seabrook. Does not support the aesthetics of the area.

2/10/2021 1:25 PM

Proximity to the Municipal Center.

2/10/2021 1:24 PM

Concern for the impact on residents bordering the property and traffic crossing the Parkway

2/10/2021 1:20 PM

Over crowding, changing the ambience of the area and traffic.

2/10/2021 1:19 PM

Traffic

2/10/2021 1:17 PM

Increase in traffic on Betsy Kerrison Parkway. Negative impact to rural nature of surrounding neighborhoods.

2/10/2021 1:17 PM

Any development at the parcel to the entry of our beautiful islands should be in keeping with the aesthetic that is Kiawah and Seabrook.....not amusement park themed.

2/10/2021 1:16 PM

1. The roads are busy enough as it is, even in the off season. The roads cannot handle more cars. When my neighbors and I pull out of our road, the crossover area between the lanes of traffic heading towards and away from Kiawah & Seabrook isn't even large enough to fit your vehicle in unless you pull sideways. Very dangerous. I wish this would be looked at and improved. It's a safety hazard for the residents of Hickory Hill Estates. 2. Why wouldn't a putt putt course be situated further inland and not where locals would overload the already tourist area? 3. Most likely increased crime in the area. 4. Tourists would surely venture in to the town area of Johns Island to play putt putt and visit other local eateries, etc.

2/10/2021 1:14 PM

Want property to remain natural and not commercial recreation like many other resort areas.

2/10/2021 1:12 PM

Please send a map location. I may support it if I could see the location.

2/10/2021 1:12 PM

the development will not be to the standards of the Kiawah Island Resort. This will be a negative to the rural surroundings of the area. What are the "food sales" ? Be more specific. We do not want a McDonalds!

2/10/2021 1:10 PM

The integrity of the islands will be negatively affected, traffic concerns causing back-ups, wrecks, etc. and the wear-out and deterioration of all properties around it.

2/10/2021 1:02 PM

TRAFFIC, CONGESTION, NOISE, NUMBERS OF PEOPLE, NOT APPROPRIATE FOR AREA.

2/10/2021 1:01 PM

Traffic and appearance

2/10/2021 1:00 PM

Traffic

2/10/2021 12:59 PM

Traffic and rowdiness

2/10/2021 12:57 PM

Traffic

2/10/2021 12:56 PM

Traffic flow and believe this could have a negative impact ultimately for property owners on KI and Seabrook! We have wonderful golf on Kiawah with very beautiful and world renowned courses!

2/10/2021 12:56 PM

Unappealing! and will create more traffic issues...

2/10/2021 12:55 PM

Traffic congestion as well as maintaining the putt-putt to the standards of the surrounding islands. Do not want this area to become another Hilton Head or Myrtle Beach.

2/10/2021 12:54 PM

Degradation of property values; diminishment of the special nature of Kiawah and surrounding areas; slippery slope to Myrtle Beach.

2/10/2021 12:53 PM

Increased traffic, destruction of the fundamental beauty of the property, environmental concerns such as water run off, food/ waste, safety of the road with increased traffic and underage users of the miniature golf course. This makes the entry to Kiawah look like a local fairgrounds . It will depress not increase land values. Finally, there are many higher uses for this bucolic property.

2/10/2021 12:51 PM

Traffic safety, damage to environment, harm to wildlife, damage to local economy marketed as high end resort

2/10/2021 12:50 PM

I oppose the change in zoning (which would then allow an enterprise such as putt-putt) and am especially concerned about the effect on traffic and congestion.

2/10/2021 12:50 PM

I am not opposed to a commercial venture set back from the road, tastefully done and with appropriate parking and small food service.

2/10/2021 12:49 PM

Traffic, safety, environment....

2/10/2021 12:49 PM

The area and roads cannot support the additional traffic.

2/10/2021 12:48 PM

Traffic. And further degradation of natural environment.

2/10/2021 12:46 PM

The increase in traffic in an already dangerous area.

2/10/2021 12:44 PM

Present road Infrastructure

2/10/2021 12:43 PM

Inappropriate use of land near residential area. Traffic congestion. Dangerous temptation to ride bikes or walk along Besty Kerrison Pkwy. Attractive nuisance .

2/10/2021 12:39 PM

Not appropriate for the area.

2/10/2021 12:39 PM

Crowding, Traffic, and the fact that these amenities have no place on Johns Island.

2/10/2021 12:39 PM

Too commercial for the location of the property. Should remain residential zoned.

2/10/2021 12:38 PM

Traffic, unsightly signage, noise, excessive lighting and higher building density. Inconsistent with Kiawah and Seabrook image.

2/10/2021 12:38 PM

too much development quality of proposed facility

2/10/2021 12:36 PM

Safety, commercialism, traffic, abandonment if it doesn't take off

2/10/2021 12:36 PM

Lack of infrastructure to support.

2/10/2021 12:35 PM

Traffic/safety in an area that is already too congested. Already have several golf courses on the island - no need. Not in keeping with the natural beauty/aesthetic of Kiawah and Seabrook that we work/volunteer to preserve. Will bring in short term outside visitors who would not invest in the area I do not want a Myrtle Beach type environment.

2/10/2021 12:33 PM

I bought my condo on Kiawah in 1986 and began living here full time in 5/2018. When I was looking for a "beach property" I considered Hilton Head, Myrtle Beach, Isle of Palms and Kiawah. I chose Kiawah because there was considered development and specifically NO putt-putt, arcades, bumper cars, etc for my kids, when they became teenagers, to want to go to without an adult. I wanted them exposed to nature, exercise, green spaces. The more natural habitats we destroy the more this beautiful area becomes like every other. It loses its discriminator. This is in addition to environmental impacts, the additional traffic in an already congested area and the potential for this venture to fail and become an eyesore (which is substantial in my opinion).

2/10/2021 12:31 PM

One of the reasons we love Kiawah is the natural setting and lack of commercial tourist activities. This does not fit into the unique aesthetic of Kiawah.

2/10/2021 12:31 PM

Increase in traffic on an already oversubscribed road, with dangerous access across traffic

2/10/2021 12:29 PM

Traffic, Incongruent with existing surrounding, Lack of support from residents

2/10/2021 12:29 PM

Increase traffic.

2/10/2021 12:28 PM

we do not want a mini golf course, with increased traffic and the ambiance it creates

2/10/2021 12:27 PM

Does not fit the character of the surrounding area. Leave the property zoned as is.

2/10/2021 12:27 PM

Increased traffic and overall tackiness of Putt Putt golf facilities. We have owned property on Kiawah since 1984 (first a condo and then in 1996 a house behind the second gate) and would never have bought property on Kiawah if a putt putt facility or anything resembling it was there. We deliberately chose Kiawah over FL or other SC communities. We are now contemplating whether Kiawah is where we want to stay. Many things have changed for the good over the years, but that era seems to be over. I would no longer encourage anyone to buy property on Kiawah. It may have one of the most beautiful beaches anywhere, but the lack of enforcement of regulations by the "Maze of Ks" has led to the continual decline in the appearance of the island. Having regulations on the books is only the first step to maintaining what used to be called a world class facility.

2/10/2021 12:26 PM

More building density, destruction of open space, commercialization of land near to Kiawah, additional traffic in an already crowded area, and safety concerns.

2/10/2021 12:26 PM

I am concerned about the traffic it would bring to the parkway. This area can already become congested without a facility such as this. The traffic it could potentially bring to Freshfields area as well - which can't handle the flow and becomes more of an issue for those walking around the streets/shops. This is going to pull people from all directions - not just Kiawah so traffic will become more than this road/area can handle. It will also create more hard space and we all value natural areas.

2/10/2021 12:24 PM

Increased traffic.

2/10/2021 12:23 PM

1. adding traffic to already dangerous, congested roads! 2. ingress/egress safety and traffic issues 3. entertainment that doesn't connect with the calm, nature focused nearby communities of Kiawah and Seabrook 4. negative effect on property values 5. lights, trash, paving needed

2/10/2021 12:22 PM

Mini-golf is absolutely not in keeping with the aesthetic of Kiawah or Seabrook Islands. I suspect the owner has an ulterior motive to try to blackmail the town into buying his parcel of land. Don't fall for it!

2/10/2021 12:21 PM

More traffic and I just do not want over commercialize the area. We purchased in kiawah for the remoteness and beauty of the area not being so congested.

2/10/2021 12:20 PM

Increased traffic volume and carnival-like development

2/10/2021 12:20 PM

I oppose the rezoning as there is insufficient planning and consideration for increased traffic flow in this area. This not just for mini-golf but for other businesses that will soon follow as the result of additional rezoning requests. I ask that the Town of Kiawah produce a traffic management and safety study before approving any rezoning in this are which will increase the flow of traffic to this area.

2/10/2021 12:20 PM

Johns Island is being over developed. Traffic issues are unbelievable and the increasing developments are devastating to the quality of life on and around Johns Island.

2/10/2021 12:20 PM

Increased traffic; storm run-off-flooding; parking, light pollution; noise pollution; potential environmental and animal hazards

2/10/2021 12:20 PM

none

2/10/2021 12:18 PM

It will not support the Johns Island community as it is a low income area and the population does not have resources for spending money on miniature golf. In addition this would cause traffic issues.

2/10/2021 12:17 PM

Traffic, light pollution, aesthetics, Not compatible with ambiance of Kiawah and Seabrook, negative impact on property values

2/10/2021 12:17 PM

The traffic on Betsy Kerrington is horrible already, along with Bohicket Rd. More and more home developments are being built. We also have the EMS station right along this route. We do not need more traffic.

2/10/2021 12:17 PM

The cheap look of a putt putt course.

2/10/2021 12:16 PM

Kiawah, Seabrook and Johns island's are truly gems of South Carolina. My opposition is simply that we do not have to be like every other vacation destination or barrier island in SC. And bringing this type of facility and the like will make us not much different than Hilton Head or Myrtle Beach and every destination in between. As new residents of Kiawah, we specifically moved here to get away from the commercialization that other areas offer. And instead allow the natural habitats to provide for entertainment for residents and visitors like golf, beach, kayaking in tidal creeks, fishing, boating, bike paths, etc. We don't have to be like other areas of the state and in fact I suggest our best asset is that we are not.

2/10/2021 12:15 PM

- Far too much traffic/congestion would be created, making coming off the roundabout much more difficult. -massively increased traffic beyond the scope of residents living here, which increases the likelihood of accidents on Betsy Kerrison (and there have been several recently WITHOUT a putt-putt course there, including a few fatalities) -increased demand for parking, therefore more paved spaces and impervious arguments/stormwater runoff, etc. and there are already flooding issues there -light pollution if it were open at night? -increased density in general which this area is already struggling to handle

2/10/2021 12:13 PM

Does not belong around Kiawah Seabrook

2/10/2021 12:13 PM

We have written previously to the Planning Commission about this issue. We feel the putt putt proposal is not in keeping with the rural feel and history of Johns Island and its people --- both of which are critically important to preserve and safeguard. In addition, we are already deeply concerned about traffic issues and vehicle as well as pedestrian accidents along Betsy Kerrison Parkway.

2/10/2021 12:12 PM

increased tourist and commercial traffic we do not need

2/10/2021 12:10 PM

Not in favor of that type of development. Traffic and appearance.

2/10/2021 12:10 PM

Commercial development in the future

2/10/2021 12:09 PM

Traffic, environmental impact

2/10/2021 12:09 PM

Increase in traffic; decrease in natural surroundings and open feel.

2/10/2021 12:08 PM

Increased traffic

2/10/2021 12:08 PM

Too much traffic without sufficient roads. Would cause more traffic congestion. Further commercializes the area and diminishes the natural beauty.

2/10/2021 12:08 PM

Traffic flow and road maintenance

2/10/2021 12:06 PM

None. Change is constant. This will be done in good taste no doubt and many will be entertained for years to come. Not all of us golf or play tennis. I hope it passes.

2/10/2021 12:05 PM

Traffic, safety and because I don't feel it's suitable for the island.

2/10/2021 12:05 PM

Density of use - traffic,etc.

2/10/2021 12:04 PM

Traffic. It doesn't suit the feel of Kiawah Island. Will open area up to more and become like Myrtle Beach

2/10/2021 12:04 PM

TRAFFIC.

2/10/2021 12:04 PM

Inappropriate for the rural Johns Island look and feel. Don't want to see Kiawah and Seabrook turn into Myrtle Beach

2/10/2021 12:04 PM

Downgrading of a beautiful natural setting.

2/10/2021 12:02 PM

Increased traffic, ruining the natural beauty of Kiawah and Seabrook Islands. This proposal should be rejected. This is commercial development in a residential zoned property.

2/10/2021 12:02 PM

traffic and becoming another Myrtle Beach

2/10/2021 12:01 PM

make sure there is enough parking.

2/10/2021 12:01 PM

Over commercialization of John's Island

2/10/2021 12:00 PM

I have. I objection to a well done and well designed family recreation opportunity close to the island. I object to large and inappropriate signage and visual clutter along the road. To me, the water parks on the island are more objectionable, because of their high profile but no access except through the resort.

2/10/2021 12:00 PM

Noise and light pollution. More traffic . Diminution of the serenity and solitude of the area . Totally unnecessary and such entertainment can be obtained/ located on more appropriate parcels on John/James Island.

2/10/2021 11:59 AM

Increasing density at this end of John's Island; inadequate roads for the development already approved, such as area adjoining Freshfields and West Beach condos that will be built along Beachwalker Drive, not to mention all the development going in on John's Island; drainage issues at a very vulnerable part of John's Island with Haulover Creek and Berkeley Electric installation as well as evacuation in high water; dangerous part of Betsy Kerrison already, not to mention dangerous nature of Bohicket and River that would be used to access such a tourist attraction as a mini golf...at totally inappropriate land use given the area

2/10/2021 11:58 AM

-traffic congestion -that it would be done tastefully, no bright signage, -limited to a mini golf facility by law

2/10/2021 11:57 AM

None

2/10/2021 11:57 AM

Traffic and safety with more cars turning into and out off betsy kerrigan Wrong ambiance leading into kiawah- makes us look and feel like myrtle beach

2/10/2021 11:57 AM

Proposed site is immediately adjacent to several private homes. Poor business model (would have to survive on six months of business) leading to unsightly abandoned property.

2/10/2021 11:55 AM

That this is the door opener for many commercial projects that will follow. I am not against progress but I did not buy property at Myrtle Beach or Hilton Head because of the over commercialization. They should find land over at the marina.

2/10/2021 11:54 AM

Traffic, noise, congestion, lights and the increased crime this will bring to Johns Island.

2/10/2021 11:54 AM

While I would love to have mini golf in the area, I don't want it in such a small space on a road so difficult to get into and out of. Doesn't appear there will be space for ample parking++. ADN I feel for the residents -- our neighbors -- on Resurrection Road. I oppose the plot as planned.

2/10/2021 11:53 AM

None

2/10/2021 11:52 AM

Congestion on Johns Island and specifically Main & Betsy Kerrison.

2/10/2021 11:51 AM

Miniature golf although would provide entertainment for visitors, I believe it would lower the "class" of the resort. Slippery slope to Myrtle Beach

2/10/2021 11:49 AM

Traffic

2/10/2021 11:49 AM

It's just not in character with Kiawah and Seabrook. It's more Myrtle Beach and we don't need that here. Our natural beauty is what makes this place. Plus, the traffic plan of a turnaround at the circle will be a mess. I strongly urge you to reject this.

2/10/2021 11:49 AM

It should remain solely residential

2/10/2021 11:46 AM

Safety; congestion; change the character of the island.

2/10/2021 11:46 AM

Too much traffic. Ugly. Too many people driving onto Kiawah

2/10/2021 11:45 AM

Increased traffic, degradation of community reputation as a special locale.

2/10/2021 11:44 AM

Traffic, we don't need it coming into the island and it will be a nuisance for emergency vehicles.

2/10/2021 11:43 AM

Misbehaving adults and distracted and/or impaired drivers operating vehicles excessive speeding and not obeying traffic rules and conditions. This business should be able to operate lawfully just like other businesses.

2/10/2021 11:43 AM

Safety-our infrastructure cannot handle the traffic as it is today; BK Parkway turn ons/ offs are dangerous in spots now (ie. outside Oak Point Golf Course where the terrible accident was several weeks ago-and it shut down all roads) I believe there is no good solution to handle the traffic for a putt putt. Losing the natural and pristine feel of KI-- we built our forever home here because of the natural environment, peaceful and beautiful community. Putting an entertainment mini golf course outside the gates gives a commercial feel of Hilton Head Island, Myrtle Beach and the NJ Shore. If I wanted that environment, I could have built a home for a lot less money in those areas. I think if a putt putt is necessary, there are other areas on Maybank Highway that can handle the traffic and commercialism.

2/10/2021 11:43 AM

Parking, Traffic, and the development is not in keeping with the largely residential, farm, and nature preserves in the surrounding community.

2/10/2021 11:43 AM

Increased traffic, noise and and lighting.

2/10/2021 11:41 AM

increased development. improper use for the area. traffic and crossings on an already very busy road.

2/10/2021 11:40 AM

Traffic

2/10/2021 11:39 AM

Not suitable use of the land. Will bring too much traffic to an already congested part of the island.

2/10/2021 11:38 AM

amount of traffic and property value

2/10/2021 11:38 AM

(1) proposed facility will likely increase density and traffic issues, including cross-traffic turning dangers in an area where there has already been a fatality near by in the last six months. (2) no obvious need for facility-nearby islands have plenty of family-oriented amenities already and there is no obvious John's Island demand for such a facility.

2/10/2021 11:37 AM

I'm voting more against the pressure that has been put on residents to vote 'no' versus anything else. I feel that a tasteful miniature golf course wouldn't be out of place in a golf Mecca like Kiawah.

2/10/2021 11:37 AM

Traffic increase and the lack of a need for something like that on this end of Johns Island. With the addition of the medical center and possible retirement complex, it will become very crowded. There is enough to do here without that.

2/10/2021 11:37 AM

The traffic.

2/10/2021 11:36 AM

Traffic, night lights, failure and abandonment

2/10/2021 11:36 AM

traffic, noise, night lighting

2/10/2021 11:36 AM

Traffic congestion so close to the exit from Kiawah Island Parkway and creation of a carnival like atmosphere so close to the otherwise tranquil roundabout.

2/10/2021 11:35 AM

Traffic. Lighting. This is not Myrtle Beach/Hilton Head. Reasons I have not even thought of. Very much against. And it brings nothing of value to the island.

2/10/2021 11:35 AM

We built our home here in Kiawah to escape commercialized areas and live in nature. If people want putt putt golf, they should live in Hilton Head!

2/10/2021 11:35 AM

Traffic noise lights looks. If we begin to let commercial business like this in we are opening the floodgates

2/10/2021 11:34 AM

Traffic, crowds, aesthetics

2/10/2021 11:34 AM

There are people whose homes are adjacent to this development. Would you want a commercial development going up in your back yard? Not a kind thing to do to people who have been living there and

investing in this community far longer than the tourist that will use the miniature golf. The developer might consider trying to be a better human and neighbor.

2/10/2021 11:34 AM

Traffic

2/10/2021 11:33 AM

more traffic in the area, and taking away from a relaxed lifestyle in Kiawah

2/10/2021 11:33 AM

Aesthetically it does not belong in the area. We bought on Kiawah because there is minimal commercial activity from Maybank Hwy to Kiawah. Our son, family and friends have survived without commercialization. It is about enjoying the natural surroundings and history of the local islands. There is plenty for everyone to enjoy on Kiawah and Seabrook already. If people feel the need for all of the commercial aspects there is plenty to do near Charleston and the surrounding area. Not interested in creating a Myrtle Beach or HH vibe along that stretch. Traffic issues will increase. No doubt. That stretch is sadly already a speedway for many drivers coming and going. Water drainage issues on the roadway are a concern. What happens when it fails? A big eye sore we all get to look at? No thanks. I am all for small businesses. In this case this is just a poor location for this venture.

2/10/2021 11:33 AM

I do not think the roadways in that area support additional commercial development. I also think the greater Kiawah area should be kept distinct from Hilton Head, Myrtle Beach.....

2/10/2021 11:32 AM

Traffic and the tacky commercialization of the area (we were attracted to kiawah because of the lack of this type of development)

2/10/2021 11:32 AM

I don't think this is appropriate use of land for Kiawah. If you want putt putt go to Myrtle Beach or Daytona.

2/10/2021 11:32 AM

Too much congestion. Will give a Myrtle Beach feel to that area, a definite negative for me.

2/10/2021 11:32 AM

Concerned about added traffic to an already bad situation as well as commercialization of our beautiful area. I do not want us to become another Myrtle Beach.

2/10/2021 11:30 AM

Kiawah has always been dedicated to keeping the natural beauty of the area. This is not consistent with that philosophy. For those that want this they should go to other vacation areas that embrace this style developments like Myrtle Beach and Hilton Head.

2/10/2021 11:30 AM

This use is so wrong for this area. We are not Myrtle Beach or Hilton Head! This is the worst development idea I've heard in a long time.

2/10/2021 11:30 AM

We are deeply concerned about the precedent that will be set for properties surrounding this parcel and fear they will become filled with even less desirable commercial establishments. We've seen it happen in Myrtle Beach and Hilton Head. Enterprises such as this will only detract from Seabrook and Kiawah property values. We ask that the Town strongly oppose this rezoning proposal.

2/10/2021 11:30 AM

This would add a business element inconsistent with Kiawah / Seabrook destination. It would add traffic and deter from setting of the island potentially negatively affecting property value.

2/10/2021 11:30 AM

I don't oppose miniature golf on John's Island, just not so close to Kiawah and Seabrook. Seems very out of character for the location. Clearly is designed to snag vacationers, not to entertain the majority of island residents.

2/10/2021 11:30 AM

Traffic and change in the nature of this mostly rural island and lightly commercialized area. Don't really want to see a carnival-like business.

2/10/2021 11:29 AM

Traffic

2/10/2021 11:29 AM

Traffic. "Fit" with the surrounding area. Proximity to City Hall.

2/10/2021 11:28 AM

Increased traffic, damage to surrounding marsh land and wildlife, does not align with esthetic of surrounding community. It would be an eyesore!

2/10/2021 11:28 AM

This does not at all fit with the luxury feel of the community. A mini golf course would have a negative impact on the property values of other residents and does not fit with the natural beauty of our community.

2/10/2021 11:28 AM

This is not consistent with the uses for the surrounding areas and sets a bad precedent. We should be clear about what permitted uses are (or should be) and go from there. Thanks

2/10/2021 11:28 AM

Traffic

2/10/2021 11:28 AM

There is no supportable reason for commercial development anywhere on Bohicket Road but particularly so close to Kiawah and Seabrook. We have to constantly protect our way of life here.

2/10/2021 11:27 AM

Family friendly fun has NO issues!

2/10/2021 11:27 AM

None

2/10/2021 11:27 AM

Putt putt golf is considered an amusement park or third tier recreational activity. We don't need this visual in Kiawah's anteroom. Given the Betsy Kerrison traffic and accident woes perhaps a dodgem amusement ride would be more appropriate. Thanks

2/10/2021 11:27 AM

TRAFFIC AND THE COMMERCIALIZATION OF OUR BEAUTIFUL ISLAND AREA

2/10/2021 11:26 AM

Traffic, over commercialization of kiawah, turning kiawah into Hilton head or myrtle beach

2/10/2021 11:25 AM

Traffic, noise, decline of character of the island, possibility of other development

2/10/2021 11:25 AM

Traffic, density, and completely inappropriate to have mini golf at this location.

2/10/2021 11:25 AM

Excess traffic. Despoiling of natural beauty.

2/10/2021 11:24 AM

The aesthetic visual and calmness of the area.

2/10/2021 11:24 AM

Too much commercial development

2/10/2021 11:23 AM

Traffic and nature of commercial enterprise

2/10/2021 11:22 AM

We purchased property on Kiawah Island for it's peaceful beauty, quiet and undisturbed nature and beautiful beaches. We specifically LOVE that it has no miniature golf facilities like Hilton Head has. We strongly oppose the building of any such facility on or near our peaceful community. We are also very concerned about the continual increase of traffic on the woefully inadequate Bohicket Road and oppose anything that would increase such traffic.

2/10/2021 11:22 AM

We are not Myrtle Beach

2/10/2021 11:21 AM

Traffic safety and incompatible with neighboring uses.

2/10/2021 11:20 AM

Increasing traffic foremost; Prefer maintaining residential feel; Concerned about the Hilton Head type of development

2/10/2021 11:20 AM

Kiawah is a natural Place. Go to hilton head for shopping and things like mini golf.

2/10/2021 11:20 AM

When our children were small vacations always included mini golf. It's a great family activity that provides fun, teaches patience, and respect for the sport of golf. The project integrates nicely with family time and the loved sport of golf on neighboring islands

2/10/2021 11:19 AM

Traffic, Kiawah is a beautiful beach community, this proposal would not add to the value of Kiawah and Seabrook it would diminish the value !

2/10/2021 11:18 AM

Unlike some residents, I'm okay with the concept. We live in a golf community. What better way to begin indoctrinating the little ones. That said, we need to ensure that it is not "cheesy" and detracts from our community. I'm fine with something classy and/or partially or fully hidden from the road.

2/10/2021 11:18 AM

I support the miniature golf proposal. I'm more concerned about what would be built if this proposal is denied.

2/10/2021 11:18 AM

Traffic / Safety Really poor aesthetic for Johns Island Flooding / runoff Environmental (see above) Noise / light pollution Potential draw for nefarious activity thought we already loudly said NO

2/10/2021 11:18 AM

More traffic in the area will result from those coming to play at the Putt Putt golf. It will make for a dangerous area. We saw what happened when there was an accident at Kiawah River Estates, taking over 2 hours to go from the second gate to the roundabout was terrible. Please don't pass this ordinance.

2/10/2021 11:18 AM

I don't believe that is the best fit for what should be developed there. We should consider expansion of retail/restaurants. Freshfields gets crowded during certain times of the year, clearly the demand is there from visitors and residents, would be great to see what else can be added.

2/10/2021 11:18 AM

Kiawah and Seabrook are natural areas and that is its draw compared to Hilton Head and other coastal communities. It would also greatly increase traffic

2/10/2021 11:18 AM

traffic, image

2/10/2021 11:18 AM

Commercialism/touristy attractions is not what that area is about. It is about quiet, outdoor natural recreation like walking beach, boating, golf and tennis. It is the end of John's island with one road in/out to Kiawah and Seabrook. Can't handle the tourist aspect, lights, noise, garbage, pollution, increase in traffic a commercial venture like mini golf would bring. Also, it is the exact opposite of why Kiawah/Seabrook are desirable: immersed in nature, quiet...lastly, we need to stop building on this fragile ecosystem/aquifer. Robbing the natural world of homes for its inhabitants, disturbing the soil, runoff, etc. extremely poor idea for a place like Kiawah and Seabrook.

2/10/2021 11:18 AM

Quality of operation that will occupy the space.

2/10/2021 11:18 AM

I am concerned that the area will start to look like Myrtle Beach - not the nice part. I am also concerned that the traffic density will increase affecting safety.

2/10/2021 11:18 AM

Tourist trap junk like Florida!

2/10/2021 11:18 AM

Traffic, public safety

2/10/2021 11:17 AM

Traffic safety and inappropriate development in a residential zone

2/10/2021 11:17 AM

Traffic : accidents: roundabout use : speeding: pedestrian and bicycle safety

2/10/2021 11:17 AM

Kiawah is the foremost ecosystem community in our country. People come to our island for its natural beauty. We are absolutely against the rezoning and the proposed putt putt. Sincerely, John Constable 66 Otter 4 Royal Beach 73 New Settlement

2/10/2021 11:17 AM

We do not want to be a Hilton Head or Myrtle Beach please !! This a bad choice for the island.

2/10/2021 11:17 AM

Added traffic, overall visual and turning Kiawah in to another Myrtle Beach...the Resort is already trying hard enough.

2/10/2021 11:16 AM

It will downgrade the exclusiveness of both Kiawah and Seabrook Islands turning into a Myrtle Beach or Hilton Head. I doubt very seriously that the patrons will be Kiawah or Seabrook visitors, but residents from James Island.

2/10/2021 11:16 AM

Traffic. Does not fit with the style of Kiawah, Seabrook, that part of Johns Island.

2/10/2021 11:16 AM

Not wanted. Traffic and crowds.

2/10/2021 11:16 AM

Congestion /traffic in a busy area. Diminishing the natural beauty of the area which will impact Kiawah and Seabrook

2/10/2021 11:16 AM

Traffic in and out of Kiawah and Seabrook

2/10/2021 11:16 AM

Commercialization

2/10/2021 11:16 AM

Traffic conditions entering and exiting onto Betsy Kerrison Parkway.

2/10/2021 11:16 AM

This would lower the value of overall Kiawah Island and over commercialize the property around KI. KICA has worked hard to maintain and better the quality of life and this proposal would take many steps backward for the community. Please know we forcefully oppose the use of mini golf so close to Kiawah and believe it would be a detriment to the greater community through increased traffic, lower quality and expectations for renters and homeowners.

2/10/2021 11:15 AM

Additional traffic and type of use of the land

2/10/2021 11:15 AM

Traffic and the aesthetic

2/10/2021 11:14 AM

Change in character of area and increased traffic volume.

2/10/2021 11:14 AM

Traffic flow. Garbage. Parking.

2/10/2021 11:14 AM

Traffic - unsuitable use of property

2/10/2021 11:13 AM

I really don't want kiawah to turn into an amusement park. We love it here, I don't think a mini golf will add to the charm of our island.

2/10/2021 11:13 AM

I think this proposal will desecrate the natural beauty of Kiawah. We chose to live here because of Kiawah's ideology to keep the island as close to it's natural beauty as possible.

2/10/2021 11:12 AM

The density is already too high in this area and a temporary attraction will only make it worse. Also a miniature golf facility would lessen the brand of Kiawah. Imagine driving into Kiawah for the first time and having to drive past a miniature golf facility. This is not Myrtle Beach.

2/10/2021 11:12 AM

Additional traffic, and antithesis of what the surrounding developments are like.

2/10/2021 11:11 AM

Too much traffic. Change in the "feel/ambiance" of Betsy Kerrison and the entrance to Kiawah/Seabrook.

2/10/2021 11:11 AM

Traffic. It's difficult already and much more dangerous should there be an emergency. It also doesn't make sense to pull traffic from other parts of Charleston County out towards the narrowest end with the fewest alternatives (exactly one) for ingress and egress. Please reconsider.

2/10/2021 11:11 AM

Increased traffic entering and exiting a curve where speed limit changes. Also, such a project would negatively impact the rural character of the area.

2/10/2021 11:11 AM

too commercial not needed traffic issues

2/10/2021 11:09 AM

Traffic and crowds. Want neither.

2/10/2021 11:09 AM

I oppose developing a mini golf course.

2/10/2021 11:09 AM

Just traffic concerns but overall great idea

2/10/2021 11:09 AM

Traffic will be a nightmare!

2/10/2021 11:09 AM

As a year long resident I do not want to ruin the peacefulness of the island.

2/10/2021 11:08 AM

Sophisticated look for the area like freshfields.

2/10/2021 11:08 AM

Traffic. Although they propose left turn only for in and out, it will never work. I doubt that anyone will go as far as the traffic circle to access the mini golf. They will cross the median or turn into the Municipal Center parking lot and turn around. Something you should think about. I also feel that in time it will become a tacky eyesore and lead to additional unwanted commercial development.

2/10/2021 11:07 AM

Traffic is already difficult during several times of the day. Emergency vehicles need quick access to an aging population. This is an area that we all can learn and appreciate the environment, not just look for more entertainment. The area is already crowded. Locate the golf course on James Island where roads can accommodate the traffic more easily.

2/10/2021 11:06 AM

This type of business is not a good fit with the local environment, residential community and resort atmosphere.

2/10/2021 11:06 AM

My biggest concern is losing the quaint, laid back atmosphere that Kiawah has worked so hard to convey. My fear is to get too much commercialization and therefore a lower quality of renters.

2/10/2021 11:05 AM

I don't feel a mini golf facility fits with beauty of Kiawah. It will be an eyesore for all to see when they arrive and leave the island. Please don't allow the land to be rezoned for mini golf!

2/10/2021 11:05 AM

Bringing unnecessary traffic and congestion plus changing of the scenic character of the area

2/10/2021 11:05 AM

Traffic safety congestion

2/10/2021 11:05 AM

Traffic pattern will be dangerous and this road pattern can't support this business

2/10/2021 11:05 AM

Safety, traffic and the viability of the establishment.

2/10/2021 11:04 AM

The traffic issues could become a problem. Also I don't see the need for such a facility near kiawah, a community of older residents.

2/10/2021 11:04 AM

Traffic and safety concerns.

2/10/2021 11:04 AM

It's cheap and tacky... 100%against this ridiculous proposal.

2/10/2021 11:04 AM

we do not need this type of development

2/10/2021 11:04 AM

Traffic issues. Area really doesn't need a commercial property

2/10/2021 11:04 AM

This request should be denied as it is the further development of the property adjacent to Kiawah. If allowed, it could lead to further development in that area, and what value does a miniature golf course bring to our community. Zero in my opinion.

2/10/2021 11:03 AM

Keeping this space for a more critical usage or just keep the land rural...there is not a burning need for miniature golf..traffic, more cars in and out of Freshfields because inevitably they will end up there etc..Does not add to the needs of the community and it could affect land values in the future

2/10/2021 11:03 AM

It will look trashy and too commercial. We paid too much for our home to have something like this greet us as we drive to our tranquil island. Please say no to this !

2/10/2021 11:03 AM

Traffic

2/10/2021 11:02 AM

Traffic and unsafe traffic flow.

2/10/2021 11:02 AM

Traffic congestion Loss of natural beauty Overcrowding NOT MYRTLE BEACH

2/10/2021 11:02 AM

traffic, parking, making the area more touristy or Myrtle Beach like

2/10/2021 11:01 AM

Putt putt is not consistent with Kiawah.

2/10/2021 11:01 AM

Environmental, Aesthetics, Traffic

2/10/2021 11:01 AM

I think it would be wonderful and fun for children!

2/10/2021 11:01 AM

Mini golf first,then fast food next and we destroy the quality evolution of Kiawah.We must fight this with great energy.

2/10/2021 10:58 AM

Traffic, future impact if venture fails

2/10/2021 10:57 AM

Traffic, lifestyle, moved to Kiawah not Hilton Head!

2/10/2021 10:57 AM

Johns Island needs to be developed very carefully and with low density. The City of Charleston has made an absolute mess of the part of Johns Island (they have done the same thing on James Island) that was annexed by them in the late 1980's and 1990's. Development can be done tastefully and with respect for the beauty of Johns Island. Unfortunately, once the damage of unbridled development occurs all of the problems that it cause cannot be undone.

2/10/2021 10:56 AM

The only potential issue would be the quality of the facility, we obviously only want high quality venues, buildings and food and beverage on John's Island, so ensuring that is key.

2/10/2021 10:55 AM

Traffic and tacky connotation of miniature golf regardless of how nicely done.

2/10/2021 10:55 AM

Traffic, litter, it looks tacky and it will be an eye sore in a few years because we don't have the year round people to support it.

2/10/2021 10:54 AM

Will increase preexisting traffic issues and create major safety hazard. Development is not in keeping with buccolic Kiawah/Seabrook setting and will add tackiness to the entrance, which will decrease John's Island and Kiawah/Seabrook land values and overall appeal. It will serve no one but developer.

2/10/2021 10:54 AM

Biggest concern is the traffic and safety of that area. This would most likely be used during the busy season, adding to the danger of driving this section.

2/10/2021 10:54 AM

I think it's wholly inappropriate to have that type of very active, noisy and challenging out of home entertainment in that location.

2/10/2021 10:54 AM

Not Appropriate for the area.

2/10/2021 10:53 AM

overbuilding will draw too much traffic not beneficial to the wildlife in the area

2/10/2021 10:53 AM

Traffic increase

2/10/2021 10:53 AM

A miniature golf course does not fit in with what Kiawah has long stood for, both from a preservation standpoint and lifestyle. Traffic would be a concern as well.

2/10/2021 10:52 AM

None

2/10/2021 10:52 AM

At the very least, overdevelopment and overuse of protected wetlands that are already dangerously threatened due to a myriad of reasons.

2/10/2021 10:51 AM

Turning it into a recreational facility that could encourage drinking, which could lead to drinking and driving

2/10/2021 10:50 AM

Should remain rural/single family

2/10/2021 10:49 AM

Traffic, flooding and rezoning of John's Island. This type of development is not the correct fit for the culture and makeup of John's Island.

2/10/2021 10:49 AM

Would distract from the natural beauty that remains in that area. It would bring a commercial aspect to the area that would be detrimental.

2/10/2021 10:48 AM

Area will be more commercial and congested

2/10/2021 10:48 AM

anything that has to do with miniature golf is concerning.

2/10/2021 10:48 AM

A mini-golf facility is inconsistent with the surrounding environment and esthetics of the area.

2/10/2021 10:48 AM

We don't think a mini-golf is in keeping with the quality of the rest of the resort. It is too honky tonk!

2/10/2021 10:47 AM

Crowding and littering. The beauty of these islands are the serenity, quiet, an escape from the craziness of our lives. And of course their beauty

2/10/2021 10:44 AM

tacky inconsistent with our image

2/10/2021 10:43 AM

Every single thing about this concerns me. I don't want to live in an area surrounded by Myrtle Beach types of crap. I don't want more traffic. I don't want nature destroyed. I don't want this project to lead to other similar projects crowding an already-crowded John's Island. This area is chosen by residents for quiet, not for putt-putt. What's next, a McDonald's? A go-cart racetrack? Please stop this before it starts. You know what we do need? A bigger grocery store! A hospital or medical facility! Not a putt putt.

2/10/2021 10:42 AM

A put put course does not complement Kiawah and it's focus on nature.

2/10/2021 10:42 AM

Traffic, traffic, traffic. The traffic is to the point of being unbearable. I'm not opposed to addition of essential services but this is an addition that is not necessary

2/10/2021 10:42 AM

Safety, traffic, changes to local environment, circus nature of project

2/10/2021 10:41 AM

Taking away from the ambiance and beauty of our area.

2/10/2021 10:41 AM

I am mostly concerned with additional housing and traffic concerns. However I think a mini golf proposal by an independent owner and not a large entity would be a great addition. There isn't a lot of outside

things to do and as a golf community, a mini golf addition would be great. Especially since the marina is dead now that it has been taken over.

2/10/2021 10:39 AM

Traffic would be a nightmare on already over crowded and dangerous roads. We need less on Johns Island until roads are improved.

2/10/2021 10:39 AM

The unauthorized people who will flock to the area and pose t an additional security risk. Kiawah is an exclusive development and i don't want to have a fair grounds type environment in my vicinity. People would be out and about, fast food would be next and the beauty of what is here will be lost. People going to Beachwalker park could make a day of mini golf and beaches and our security and serene look at nature would be overcome. No, no no to a county fair amusement park. G. Wooten

2/10/2021 10:38 AM

Safety with vehicles entering and exiting the proposed facility. Keeping the rural nature of John's Island.

2/10/2021 10:38 AM

The misleading proposal to the community giving the impression that this entity will donate funds to charity(in actuality it will donate a minute portion of limited months profits). The destruction of open space, the commercialization of rural property not in keeping with an amusement park. traffic, trash, signage.

2/10/2021 10:37 AM

This is not who Kiawah is. No interest in looking like Myrtle Beach.

2/10/2021 10:37 AM

Let's try to maintain the beauty of this area, and not turn it into a Hilton Head/Honky Tonk type of eyesore.

2/10/2021 10:36 AM

Traffic and I am not opposed to the putt putt but want it built in a commercial pod do not change residential to begin the next Folly Road.

2/10/2021 10:36 AM

Traffic issues, attracting too many people not staying in Kiawah to show up there, impact on wildlife and the environment

2/10/2021 10:36 AM

A miniature golf course will make a terrible first impression of our beautiful islands devaluing all of our properties.

2/10/2021 10:36 AM

Why rezone what is the community benefit

2/10/2021 10:36 AM

It is unnecessary and in the wrong community. Everyone is against this. Kiawah is about nature and simple, understated beauty. Not the place for this.

2/10/2021 10:36 AM

Property values and traffic issues.

2/10/2021 10:36 AM

Stupid Greed

2/10/2021 10:35 AM

Traffic and commercialism that is not needed there

2/10/2021 10:35 AM

Traffic overload

2/10/2021 10:35 AM

Traffic!

2/10/2021 10:35 AM

This is a slippery slope problem. After mini golf you will get further development - fast food, ice cream shop, etc and you will create another commercial development over time. We already have Freshfields and Bohicket.

2/10/2021 10:34 AM

I come to my condo in Kiawah to get away from the over populated and commercialized areas that dominate popular locations these days. If I wanted to be in Myrtle Beach or Hilton Head I would have bought a place there. Kiawah is unique based on its lack of commercialization and I would like to keep it that way.

2/10/2021 10:34 AM

This is not in keeping with the image or activities of Kiawah. Not the proper place for such a thing.

2/10/2021 10:34 AM

Traffic, other amusement parks to follow and not why we bought on Kiawah.

2/10/2021 10:34 AM

Our town is upscale and a mini-golf facility devalues our properties. People do not come to Kiawah for this kind of experience. They are looking at the natural beauty of the island.

2/10/2021 10:34 AM

density, traffic congestion and added number of cars

2/10/2021 10:34 AM

Cheapening the visual and financial value of Kiawah, Seabrook and Johns Island in general.

2/10/2021 10:33 AM

Wanting to preserve the natural habitat for animals and plants, increase in noise, lights and traffic.

2/10/2021 10:33 AM

Traffic, light, noise, litter.

2/10/2021 10:33 AM

This is not Myrtle beach. They usually end up trashed.

2/10/2021 10:33 AM

The environmental impact, the overdevelopment of these natural lowland areas impact many native species (plants and animals). The land area is prone to flooding and increased development impacts the entire surrounding community. Traffic issues are a serious concern. Accidents, increased drivers on the roads and speeding. The current infrastructure cannot sustain the overpopulation going forward. Keep this a beautiful natural environment to enjoy and protect.

2/10/2021 10:32 AM

Mini-golf will be a tacky eyesore that will erode the beauty of the natural landscape of KI. This is not an appropriate business for its damage to the ecological system, increased traffic and pollution from more day visitors to the area, and general Island wear and tear. As a native South Carolinian, I am grieved by the careless, money-driven and over-developed direction KI has taken in the name of profit. It's despicable that Outsiders who do not share a love of land and culture prefer to destroy our sanctuary and wipe away its beauty to build cookie cutter business that destroy KI's uniqueness. Save this type of trash for Mount Pleasant. Your job should be to protect KI from further Developer exploitation and our never-ending population explosion. Enough is enough.

2/10/2021 10:31 AM

I would hate to think that our area could end up like the approaches on Hilton Head . The area should remain residential anything else would have a negative effect on the islanders who live in the area

2/10/2021 10:31 AM

The traffic... the appearance... starting a precedent for future businesses that don't seem to be in the "Kiawah" vibe.

2/10/2021 10:31 AM

Traffic that a mini golf use could bring at a very active egress area from Kiawah and Seabrook.

2/10/2021 10:31 AM

Not the first impression visitors to either island should see when they approach our beautiful islands. We are not and don't want to be Hilton Head, Myrtle Beach or Traverse City.

2/10/2021 10:31 AM

i do not think a facility of this type will compliment a 5 Diamond community like Kiawah. What changes could be made after zoning approval or possible sale to third party?

2/10/2021 10:30 AM

Putt putt doesn't belong here, this isn't Myrtle Beach

2/10/2021 10:30 AM

Ingress and egress. My understanding is that there is only one way in and out which requires patrons coming from north to south having to access the traffic circle and head back north to access the site. If approved should have a controlled intersection.

2/10/2021 10:29 AM

Traffic and aesthetics. A putt-putt facility is not in keeping with the surroundings.

2/10/2021 10:29 AM

Traffic Ruining natural landscape

2/10/2021 10:29 AM

Traffic safety ... Putt Putt does not belong in this area

2/10/2021 10:29 AM

Inconsistent with current nature of the area.

2/10/2021 10:29 AM

Attraction of too many off island visitors, increased traffic and cheapening of property values as a result of this offensive amusement park.

2/10/2021 10:28 AM

I support this ONLY if the plan is exceptional and not commercial. See the Conservation Course and the FL Science courses for examples. It should be consistent with nature not tourism. Thanks

2/10/2021 10:28 AM

Congestion, quality of the island and its' atmosphere. This project does not belong here and will lead to future attractions

2/10/2021 10:26 AM

Any additional commercial activity would just exacerbate the growing traffic issues/congestion. Not to mention how a miniature golf course cheapens the quality of the islands. Just a bad idea!!!!!!

2/10/2021 10:26 AM

Traffic!! congestion!!! Accidents!! Decreased property value! Alteration of the natural sanctuary that we love Kiawah for - and have loved Kiawah for the last 20 years - the reason we bought a home here.

2/10/2021 10:25 AM

This type of establishment will diminish the uniqueness of Kiawah and turn our entrance into a Hilton Head type UN-zoned commercial mess affecting property values. Please reject the application

2/10/2021 10:25 AM

Everything that involves a mini golf

2/10/2021 10:25 AM

The traffic situation will be horrendous. The cheapening of the approach to Kiawah/Seabrook would be offensive to those of us who live here. We have been full time Kiawah residents since 2001 and have been a part of this island for over 40 years. The last thing we want to see is the beginning of developing this area to be another Hilton Head.

2/10/2021 10:25 AM

Traffic

2/10/2021 10:25 AM

Traffic safety and congestion, which is already an issue.

2/10/2021 10:24 AM

Betsy Kerrison does not need added traffic and congestion. The entire Johns Island network of roads will be adversely impacted by this proposed project.

2/10/2021 10:24 AM

There are mini-golf courses and then there are mini-golf courses. I am not familiar with the specifics of course proposed. If it is on the level (aesthetics, first class) of the mini golf course at Nemicolon Woodlands Resort in Farmington, PA=it would be a nice addition to local amenities. If on the level of the typical beach mini-golf=against.

2/10/2021 10:24 AM

Not the right fit for the area - bringing in traffic from other areas, etc.

2/10/2021 10:24 AM

Mini golf

2/10/2021 10:24 AM

I dont Think that type of property belongs this close to kiawah island. Kiawah has done an amazing job of maintaining the natural beauty of the island and has been tasteful in the retail establishments it has allowed. This development is not consistent with the island and would not add to the value of the island that has been so consistently preserved. I think It would be a mistake.

2/10/2021 10:22 AM

This four lane divided and scenic highway is bordered by churches and residential properties occupied by an economically and racially diverse population. A miniature golf course facility would forever change the character of the area; decrease residential property values; increase traffic and decrease traffic safety. How many times do we have to comment on this project????....this is at least the third survey which I have completed concerning this subject.

2/10/2021 10:22 AM

Traffic concerns so close to the traffic on Betsy Kerrison Parkway.

2/10/2021 10:21 AM

This will increase traffic, create traffic flow issues. Proposed use is not consistent with local esthetic. Will result in increased impermeable surface.

2/10/2021 10:21 AM

Traffic, noise, ruin landscape

2/10/2021 10:21 AM

We chose to purchase on Kiawah Island rather than Hilton Head Island to avoid these commercial endeavours.

2/10/2021 10:20 AM

Not in keeping with the natural, uncommercialized feel of Kiawah. We bought here instead of Hilton Head, etc for this very reason. Please protect this unique aspect of our area. Traffic.

2/10/2021 10:20 AM

not in keeping with the surrounding properties and would constitute an eyesore to the public right of way entering both Kiawah and Seabrook Islands. Both islands provide plenty of natural entertainment for those living and or vacationing there and a mini golf facility does nothing to enhance the environment that both islands now support.

2/10/2021 10:19 AM

Too much building; keep property undeveloped and natural

2/10/2021 10:19 AM

There are many reasons but here are a few: 1) Additional traffic 2) Aesthetically unpleasing 3) A miniature golf course doesn't fit the Kiawah Seabrook model I am very opposed to the idea and I am an entrepreneur who believes in small business rights. Starting a business in the name of charity rarely ends up working...I think it is a sham to try to push this proposal through.

2/10/2021 10:18 AM

While I support the notion that private landowners generally have the right to use their private property as they see fit, this proposed use seems fraught with problems. Betsy Kerrison has become a heavily-used drag strip over recent years as Kiawah and Seabrook continue to be developed and attract more and more visitors. The idea of a putt putt golf course is sure to attract more people and increase the traffic. Also, the idea of a putt putt course seems at odds with the general character of the area, which is what attracts so many people to Kiawah and Seabrook. Nobody wants to see this area become a Myrtle Beach, and adding a putt putt course is indeed the camel's nose under the tent. Finally, the proposed traffic plan is ridiculous. Traffic cannot turn left into the proposed putt putt course. Rather, traffic must proceed to the traffic circle and then circle back to turn right into the property. This will increase needless traffic on the traffic circle, and there certainly will be violators who will nonetheless turn left in the course, all of which increases the risk of accidents. The project and proposed use is generally a badly thought-out idea and should not be approved.

2/10/2021 10:18 AM

Design and intended use of the proposal. Inappropriate and out of character, for Kiawah Island, business use proposal.

2/10/2021 10:18 AM

It needs to be tastefully done with beautiful landscaping.

2/10/2021 10:17 AM

Traffic and deterioration of the pristine non commercial characteristics that make our islands unique and desirable. We will become Hilton Head, which is not what residents want

2/10/2021 10:17 AM

Traffic flow would be my only major concern.

2/10/2021 10:17 AM

It is more appropriate to stay as residential. The additional traffic caused by an entertainment venue like this golf business would be problematic.

2/10/2021 10:17 AM

1. It's in a flood-prone area. Between all the new residential development in the pipeline and the hardscape (parking and artificial turf) required for this minigolf course, there will only be more flooding. Betsy Kerrison is already a disaster during heavy rains. 2. The entrance and exit are right-in and right-out. That means that drivers from River Road following the law will have to enter the Freshfields roundabout to access the facility. Those not following the law will simply make a u-turn- a stupid and dangerous move in

an area already prone to traffic accidents. 3. With the planned building of the MUSC healthcare facility and senior living facility in Freshfields, there will be even worse traffic, including medical transportation. 4. Their offer to provide charitable support is disingenuous. It's only in the off-season-not much money there. 5. The preservation of the schoolhouse is another red-herring. The building needs a real, formal, and complete restoration process. Not just becoming a prop for minigolf.

2/10/2021 10:16 AM

I am actually neither for or against the proposal but if I have to choose I would vote in favor of the property owner. While I am not a huge fan of mini golf, I am supportive of responsible development and the rights of property owners. I am also too familiar with situations like this where you "win" the battle but "lose" the war and end up with a much less favorable business in the same location. Personally I would focus a lot less on whether it is a putt putt, retail store or other business and focus my attention on the quality of the development, the way the parking interacts with the road, the way it is landscaped, etc.

2/10/2021 10:16 AM

A mini-golf course would be fun to take the grandkids to when they visit. Lighten up. Kiawah shouldn't just be for rich old stodgers. Family fun!

2/10/2021 10:15 AM

Traffic, more traffic accidents, spoiling the look of the area

2/10/2021 10:15 AM

Affect on property values and image of Kiawah Island.

2/10/2021 10:14 AM

Allowing a project of this type would open the door to Myrtle Beach-type development, and avoiding that prompted our coming to, and buying property on, Kiawah.

2/10/2021 10:14 AM

Aesthetics and traffic

2/10/2021 10:13 AM

None

2/10/2021 10:13 AM

That Kiawah Island will begin to look like Myrtle Beach! If approval is granted for one miniature golf course there will be more.

2/10/2021 10:12 AM

The commercialization of the area. I think the last thing the residents want at Kiawah and Seabrook is to turn the area into another Hilton Head.

2/10/2021 10:12 AM

df

2/10/2021 10:10 AM

Density on the property, increase traffic as a result of land use.

2/9/2021 12:56 PM

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Ernie Espinoza
Address 1385 Betsy Kerrison Pkwy Johns Is SC
29435
Phone Number 843 532 2286

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Sam Heyward Jr

Address 2607 ELISSA DR

Phone Number 910 583-1354

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Oliver K. Ketchum

Address 4395 Betsy Kerrison Parkway

Phone Number _____

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Rosetta Howard
Address 4429 Betsy Kerrison Pkwy
Johns Island SC
Phone Number _____

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name *Sandy Fletcher*

Address *3321 Campbell Rd John's Island*

Phone Number _____

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Vondelin Green-Robinson

Address 3725 Faust Rd Johns Island SC 29455

Phone Number 843-603 0250

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Darlene-peterson
Address 1553 Langston DR
Phone Number John Island S'C 29455
(843) 345-4967

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Rebecca Ladson

Address 3308 Barnes Dr. John's Island S.C. 29405

Phone Number 843-801-8813

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Mary A. M. Robinson

Address 1557 Langston Drive

Phone Number 843 276 1522

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Rosse Fraizer

Address 1547 Langston drive Johns Island

Phone Number 843-819-8126

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Jeremy Clugston

Address 1642 Langston drive

Phone Number 843-303-0815

To: Charleston County Council Members and Charleston County Planning Commission Members

RE: Sea Island Golf

I am in full support of the miniature golf course proposed to be located on Betsy Kerrison Parkway on John's Island. The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from this project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

Thank you for your consideration.

Name Lamar Bailey

Address 1545 Langston Ave JI SC 29455

Phone Number 704-658-4636



831 have signed. Let's get to 1,000!



Todd Gerhart started this petition to Charleston County Council

Please support the miniature golf course to be built on Johns Island prior to the Freshfields circle, located on Betsy Kerrison Parkway.

The miniature golf course will provide affordable family fun for our community and will certainly be a welcome addition to the islands. By creating employment for our local youth and the fact that part of the revenue generated from the project is going to a number of our local charities, the proposed miniature golf course will be a win-win for the community. While the islands presently have many amenities available for both residents and tourists, very few of these are tailor made for the young people like this project. This is the type of new development on the island that will benefit everyone.

A bonus to the project is that we will saving and refurbishing "The Walnut Hill School House" built in 1868.

Please sign our petition to build fun!!!!

Start a petition of your own

This petition starter stood up and took action. Will you do the same?

[Start a petition](#)

[Start a petition of your own](#)

[This petition starter stood up and took action. Will you do the same?](#)

Updates

1. 1 month ago

change.org

Recipient: Charleston County Council

Letter: Greetings,

Support Mini Golf in our Barrier Islands Community

Signatures

Name	Location	Date
Todd Gerhart	Johns Island, SC	2020-11-13
Jennifer Shaw	Johns Island, SC	2020-11-13
Mary Rieger	Johns Island, SC	2020-11-13
Thomas McAfee	Johns Island, SC	2020-11-13
Marlisa Bannister	Johns Island, SC	2020-11-14
Sean Williams	Johns Island, SC	2020-11-14
Leah Owens	Johns Island, SC	2020-11-14
Mike Olson	Johns Island, SC	2020-11-14
Lori Crowley	Johns Island, SC	2020-11-16
Lydia Fipps	Johns Island, SC	2020-12-01
Karen Preston	Johns Island, SC	2020-12-01
Kay Houser	Cuyahoga Falls, OH	2020-12-02
Robyn StacyHumphries	Seabrook island, SC	2020-12-03
Randy Buck	Johns Island, SC	2020-12-04
Wendy Elijah	Sarasota, FL	2020-12-05
MICHAEL MORRIS	Johns Island, SC	2020-12-05
Beth Henry	Johns island, SC	2020-12-05
Joanne Farrell	Johns Island, SC	2020-12-05
Hank Greer	Johns Island, SC	2020-12-05
Jessica Petrillo	Johns Island, SC	2020-12-06

Name	Location	Date
Susan McNanie	Johns Island, SC	2020-12-06
Brenda Zack	Johns Island, SC	2020-12-07
Walt Leonard	Johns Island, SC	2020-12-11
Khloe Cry	West Linn, US	2020-12-15
Nicholas Paladino	Eagle, US	2020-12-15
Luisa Hernández	Miami, US	2020-12-15
Jazlyn Torres	Sunnyside, US	2020-12-15
Annomonus Unknown	Orange County, US	2020-12-15
Orange Farinella	Boston, US	2020-12-15
Jada Robinson	Little Rock, US	2020-12-15
Brenda vine	Lockport, US	2020-12-15
Bogdana Randazzo	Saint Augustine, US	2020-12-15
John Friestad	Conway, US	2020-12-15
Boo Boo	Kfkfofjdjd, US	2020-12-15
kevin kollars	south bend, US	2020-12-15
Nicola Gharibpour Power	London, ENG	2020-12-15
Noe Lopez-Rodriguez	Del Valle, US	2020-12-15
Sean Halvorsen	Lincoln Park, US	2020-12-15
Kimberly Villanueva	San Marcos, US	2020-12-15
B T	Indiana, US	2020-12-15
ur mom	Lomita, US	2020-12-15
Thomas Nieland	Alamo, TX	2020-12-15

Name	Location	Date
Monica Gallicho	Concord, CA	2020-12-15
doria wosk	miami, FL	2020-12-15
Rondane Hollar	Bronx, NY	2020-12-16
Ann Brasco	Seabrook island, SC	2020-12-30
Russ Reynolds	Somerset, NJ	2020-12-30
Tara Hasenberg	Johns Island, SC	2020-12-30
Carol Baker	Johns Island, SC	2020-12-30
Mary Kohn	New York, NY	2020-12-30
Uriel Macias	Charlotte, NC	2020-12-30
Aurea Ortega	Charleston, SC	2020-12-30
Joseph Baril	Johns Island, SC	2020-12-30
Daniel Luongo Luongo	JohnS ISLAND, SC	2020-12-30
Maria Gutierrez	Johns Island, SC	2020-12-30
Kellie LaPlante	Charleston, SC	2020-12-30
Audelia Jaques	Charleston, SC	2020-12-30
SHERRI MACIK	Dublin, OH	2020-12-30
Lyndsie McPadden	Aliquippa, PA	2020-12-30
Holly Stegemiller	Columbus, OH	2020-12-30
Blanca Gunnells	Charleston, SC	2020-12-30
James Palumbo	Wayne, NJ	2020-12-30
Christy Stegemiller	Columbus, OH	2020-12-30
maya mcgann	Denver, US	2020-12-30

Name	Location	Date
Jan Dalguntas	Carson, US	2020-12-30
Allana McGowan	Bossier City, US	2020-12-30
sammie u	Norwalk, US	2020-12-30
Julianna Robertson	Gainesville, US	2020-12-30
Mia Sterio	South San Francisco, US	2020-12-30
Lily Pragier	Hopatcong, US	2020-12-30
derek henthorn	Dallas, US	2020-12-30
precious tuason	Worcester, US	2020-12-30
Cade Herman	Oak Ridge, US	2020-12-30
Ximena Lopez	Fort Myers, US	2020-12-30
Karishma Levy	Plymouth Meeting, US	2020-12-30
Kyle Salas	Denver, US	2020-12-30
Andrew Kostin	MountainTop, US	2020-12-30
Atif Mojumder	Germantown, US	2020-12-30
Jennifer Waller	Elk River, US	2020-12-30
Aidan pozzuoli-doyle	Pleasantville, US	2020-12-30
Rob Minutoli	Johns Island, SC	2020-12-30
Scott Swiatkowski	Charleston, SC	2020-12-30
sarah williams	West Palm Beach, US	2020-12-30
Nina Thomas	Brooklyn, US	2020-12-30
Mylah B	Southfield, US	2020-12-30
Jackson Center	Winder, US	2020-12-30

Name	Location	Date
Lisa Blevins	Clinton Township, US	2020-12-30
Alejandra Saldivar	Albuquerque, US	2020-12-30
Aaniyah Harris	Mansfield, US	2020-12-30
Alexis Desautels	Plattsburgh, US	2020-12-30
isabella polizzi	Columbus, US	2020-12-30
Cynthia LoVerde	Mount Pleasant, SC	2020-12-30
Douglas Knapp	Sarver, US	2020-12-30
Shrekirina The Great	Westfield, US	2020-12-30
Camila Enriquez	Elkridge, US	2020-12-30
Dustin Driskell	Dothan, US	2020-12-30
Janice Linares	Fort Worth, US	2020-12-30
Skyler Durham	Smyrna, US	2020-12-30
emma harbets	Ocala, US	2020-12-30
McKenzie Castaneda	Garland, US	2020-12-30
Patrick K	Chicago, US	2020-12-30
Aliyah Becerra	Fort Worth, US	2020-12-30
Al Levandoski	Dahlonega, US	2020-12-30
Honami Ichinose	US	2020-12-30
Camryn Grubb	Orlando, US	2020-12-30
Joey Buttler	Carmel, US	2020-12-30
Pickle Jones	Los Angeles, US	2020-12-30
DeMarco McKinney	Cincinnati, US	2020-12-30

Name	Location	Date
Skuhpreet Singh	Las Vegas, US	2021-02-17
Jurgen Wagner	Charleston, SC	2021-02-18
Sarah Horst	Charleston, SC	2021-02-18
Erica Upton	Charlotte, NC	2021-02-18
Lindsey Anthony	Charleston, SC	2021-02-18
John Sesta	Dover, US	2021-02-20
Aiden Anderson	Johns Island, SC	2021-02-22
Madison Brown	Johns Island, SC	2021-02-22
Vaughn Spears	Dover, US	2021-02-23
jimmy bailey	Charleston, SC	2021-02-23
Alexandra Sullivan	Johns Island, SC	2021-02-23
Judy Jullian	Johns Island, SC	2021-02-23
Chris Anderson	US	2021-02-25
Lynn Pennington	Johns Island, SC	2021-02-25
Daniel Lundstedt	Zoetermeer, Netherlands	2021-02-26
Journey Brown	Houston, US	2021-02-26
Jesse Willems	Johns Island, SC	2021-02-26
Brianne Bennett	Summerville, SC	2021-02-28
Mandy Wendland	Hollywood, SC	2021-02-28
Toni DImperio	Charleston, SC	2021-02-28
Audrey Myers	Johns Island, SC	2021-02-28

Name	Location	Date
Makayla Hary	Saint Louis, US	2020-12-30
Elliana Durkee	Saco, US	2020-12-30
Raylene Huerta	Orange, US	2020-12-30
Elizabeth Guadalupe Ampuero	Denver, US	2020-12-30
Alara Rossetto	Redding, US	2020-12-30
Scott weber	LAke hiawatha, US	2020-12-30
Natalie González	Charlotte, US	2020-12-30
Abby Lowe	Chicago, US	2020-12-30
Gage Oelschlager	Winter Park, US	2020-12-30
Yoda Kitty	Burlington, US	2020-12-30
Jesus Hernandez	US	2020-12-30
Amani Mwangi	Davenport, US	2020-12-30
Mia Williams	Saint Louis, US	2020-12-30
Dan S	Iowa City, US	2020-12-30
Molly Miller	Charleston, SC	2020-12-30
Jason Hasenberg	Johns Island, SC	2020-12-30
Carly Searson	Ravenel, SC	2020-12-30
Genevieve Toscano	Springfield, NJ	2020-12-30
Carolyn Miller	Johns Island, SC	2020-12-30
Annamarie Alfano	East Hanover, NJ	2020-12-30
Lisa Crowley	Mount Pleasant, SC	2020-12-30
Cat Russo	Seabrook Island, SC	2020-12-30

Name	Location	Date
princess scott	Charleston, SC	2020-12-30
Joe Brasco	Johns Island, SC	2020-12-30
Bridget Ann Hogan	Saddle Brook, NJ	2020-12-30
Angela DiCostanzo	Nutley, NJ	2020-12-30
Sheilah Perry	Charleston, SC	2020-12-30
Alex Kohn	Bronx, NY	2020-12-30
Andrew Flad	Maryville, TN	2020-12-30
Kim Flad	Loudon, TN	2020-12-30
Polly Edwards	Concord, NC	2020-12-30
SARA Lucado	Johns Island, SC	2020-12-30
Jeffrey Lutz	Flushing, NY	2020-12-30
Jennifer Arato	US	2020-12-30
Arielle Woodcock	Johns Island, SC	2020-12-30
Kathleen Lomuscio	Johns island, SC	2020-12-30
Bill Olson	Charlotte, NC	2020-12-30
Patricia Hill	Johns Island, SC	2020-12-30
Theresa Geier	Johns Island, SC	2020-12-30
Angela Welker	Johns Island, SC	2020-12-30
Kristin Curtis	Johns Island, SC	2020-12-30
Herman Bradwell	Charlotte, NC	2020-12-30
Roy Xala	Johns Island, SC	2020-12-30
Mindy Richardson	Johns Island, SC	2020-12-30

Name	Location	Date
Bill Wiggins	Colchester, CT	2020-12-30
Traci Alter	Charleston, SC	2020-12-30
Abigail Wagner	Racine, US	2020-12-30
Nadia Anonymous	Cleveland, US	2020-12-30
Kristine Nguyen	Richmond, US	2020-12-30
nancy Schwartz	Johns Island, SC	2020-12-30
Grace Lancaster	Haslet, US	2020-12-30
Itzel Zamago	Chicago, US	2020-12-30
Amy Ruschkofski	Johns Island, SC	2020-12-30
Parminder Singh	Kent, US	2020-12-30
ivy davis	Mooresville, US	2020-12-30
brooklynn woods	nitro, US	2020-12-30
Cindy Zamora	Riverside, US	2020-12-30
Emma Rauch	Terrace Park, US	2020-12-30
Melissa Heithaus	Mckinney, US	2020-12-30
Julie Courtney	Annapolis, US	2020-12-30
Lucy Townsend	Manitowoc, US	2020-12-30
Gregg Levine	Astoria, US	2020-12-30
Tim Carter	Tampa, US	2020-12-30
Itzel martinez	Eagle Pass, US	2020-12-30
Isabelle A	Cumming, US	2020-12-30
Loretta Armstrong	Greenbrae, US	2020-12-30

Name	Location	Date
Richard Beruf	Johns Island, SC	2020-12-30
Tracy Brown	Fontana, US	2020-12-30
Sean O'Connor	Levittown, US	2020-12-30
Autumn Carron	Wichita, US	2020-12-30
Shelley Burdette	Johns Island, SC	2020-12-30
ethan ferguson	Baraboo, US	2020-12-30
Michelle Villacorta	Danielsville, US	2020-12-30
Paul Julion	Broadview, US	2020-12-30
Briana Terry	Orlando, US	2020-12-30
Xanny Eilish	Fort Wayne, US	2020-12-30
Camila Lagunes	Charlotte, US	2020-12-30
Marla Wirt	Des Moines, US	2020-12-30
Wyatt Mowers	Fountain hills, US	2020-12-30
Bre Griffin	Saginaw, US	2020-12-30
Alec Apostolides	West Babylon, US	2020-12-30
Monny Withers	Tampa, US	2020-12-30
Cassidy Ballard	Middle River, US	2020-12-30
James Letts	Columbus, US	2020-12-30
Monika Macik	Cleveland, OH	2020-12-30
Katsuki Yuri	Lexington, US	2020-12-30
Joseph Johnson	Old Fort, US	2020-12-30
Virginia Donaghy	Greenwood, US	2020-12-30

Name	Location	Date
tatiana barrera	Rosemead, US	2020-12-30
Alexander Joaquin	Pembroke Pines, US	2020-12-30
Janiyah Theodore	Buffalo, US	2020-12-30
Egg penis Whore	Lawrenceville, US	2020-12-30
Joanna Sanchez	Denver, US	2020-12-30
paichence graham	Albany, US	2020-12-30
Maddie Wilkowski	Buffalo, US	2020-12-30
Avery Henning	Sacramento, US	2020-12-30
Jullie Teles	Miami, US	2020-12-30
Soso Picco	Reston, US	2020-12-30
Marissa Leimone	Union City, US	2020-12-30
Darius Philpot	Atlanta, US	2020-12-30
Nora LaFleur	Winter Park, US	2020-12-30
Valorie Schamens	Janesville, US	2020-12-30
kenny henderson	Mission, US	2020-12-30
precious joy tuason	Warwick, US	2020-12-30
Ashlyn Baros	Bernalillo, US	2020-12-30
Madison Lehner	Portland, US	2020-12-30
Sara Arnold	Hazel Green, US	2020-12-30
Beyond Labern	Mahnomen, US	2020-12-30
Gabby Gustoso	Nutley, US	2020-12-30
Anna Kane	Arlington, US	2020-12-30

Name	Location	Date
Hana Hana	Astoria, US	2020-12-30
Gabrielle Adams	Bethelhem, US	2020-12-30
Pixie Brokaw	New Milford, CT	2020-12-30
egi rama	Philadelphia, US	2020-12-30
Darius Kirvelevicius	East Lyme, US	2020-12-30
Noah Christensen	Urbandale, US	2020-12-30
Kiara Cadman	Phoenix, US	2020-12-30
Joe Mama	MMMMM, US	2020-12-30
Dakota Grant	Philadelphia, US	2020-12-30
emy salgado	Piscataway, US	2020-12-30
Rhonda Cobb	Atlanta, US	2020-12-30
Daisy Habert	Brooklyn, US	2020-12-30
Aidan McGeehan	Falls Church, US	2020-12-30
Dayami Martell	Los Angeles, US	2020-12-30
Noah Krusch	Land O Lakes, US	2020-12-30
Payton Pope	Gambier, US	2020-12-30
Jams Dolan	New York, US	2020-12-30
Jenny Novara	Bridgeton, US	2020-12-30
zoe laverne	Valley Stream, US	2020-12-30
Rose Chanel	Chicago, US	2020-12-30
Jessica Helton	Johns Island, SC	2020-12-30
Buster Muster	Phenix, US	2020-12-30

Name	Location	Date
Jacob Price	Vancouver, US	2020-12-30
Jim Cannon	Johns Island, SC	2020-12-30
Jahiem Knox	Baltimore, US	2020-12-30
Chelsea Field	Johns Island, SC	2020-12-30
Katelyn Kisabeth	Charleston, SC	2020-12-30
Katie Ivey	Charleston, SC	2020-12-30
Jasmine Cofer	Johns Island, SC	2020-12-30
Jane Romano	John's Island, SC	2020-12-30
Debbie Jenkins	Charleston, SC	2020-12-30
Eric Townsend	Johns Island, SC	2020-12-30
Robin Danish	Johns Island, SC	2020-12-30
Jim Hart	Johns Island, SC	2020-12-30
Courtney Gerstenmaier	Johns Island, SC	2020-12-30
MRS ANN H FARIS	JOHNS ISLAND, SC	2020-12-30
Kathleen Crabtree	Mount Pleasant, SC	2020-12-30
Mikee Cuenca	Charlotte, SC	2020-12-30
Jamie Gardner	Charleston, SC	2020-12-30
Lora Gates	Johns Island, SC	2020-12-30
marya Blocker	Charleston, NC	2020-12-30
Jacob Poole	Johns Island, SC	2020-12-31
Herbert Iwer	Johns Island, SC	2020-12-31
Erin Carter	Atlanta, GA	2020-12-31

Name	Location	Date
Annily Hernandez	Charleston, SC	2020-12-31
George Walton	Johns Island, SC	2020-12-31
Caiti Hanlon	Johns Island, SC	2020-12-31
Adam Mims	Johns Island, SC	2020-12-31
Katherine St. George	Johns Island, SC	2020-12-31
Griffin Moxley	Johns Island, SC	2020-12-31
David Dixon	Johns Island, SC	2020-12-31
Anthony Tutino	Johns Island, SC	2020-12-31
Genessa Donohue	Johns Island, SC	2020-12-31
Brian Kerr	Goose Creek, SC	2020-12-31
Shannon Carpenter	Johns Island, SC	2020-12-31
Christina Packard	Johns Island, SC	2020-12-31
Tim Pazyniak	Johns Island, SC	2020-12-31
Billy Goad	Johns Island, SC	2020-12-31
Donna Plueger	Clover, SC	2020-12-31
Jay Plueger	Johns Island, SC	2020-12-31
Rebecca Cleavenger	Johns Island, SC	2020-12-31
Sophi Wells	Johns Island, SC	2020-12-31
Jessie Dean	Summerville, SC	2020-12-31
Nicholas Velasquez	Durham, SC	2021-01-01
Nadine Schwartz	John's island, SC	2021-01-02
Christopher Bellevue	Johns Island, SC	2021-01-03

Name	Location	Date
ALANA LONG	Johns Island, SC	2021-01-04
Chyrol Smith	Johns Island, SC	2021-01-04
martin madden	Newtown, PA	2021-01-04
Letta Taylor	Montreat, NC	2021-01-04
Max Stallings	Johns Island, SC	2021-01-04
Michael Mullen	Johns Island, SC	2021-01-04
Greg Hero	Kiawah Island, SC	2021-01-04
Francesca Elliott	Johns Island, SC	2021-01-04
Robert Cherry	Johns Island, SC	2021-01-04
Lisa Moyer	Kiawah, SC	2021-01-04
Amy Strohecker	Johns Island, SC	2021-01-04
Alain Bekkers	Kiawah island, SC	2021-01-04
Nicole Smalls	Wadmalaw Island, SC	2021-01-04
Stephen Reeves	Johns Island, SC	2021-01-04
Margarette Fletcher	Johns Island, SC	2021-01-04
Denise Petersen	Kiawah island, SC	2021-01-04
Anah Meyer	Johns Island, SC	2021-01-04
Mary Troiani	Johns Island, SC	2021-01-04
William Spencer	Johns Island, SC	2021-01-04
Lisa Gfeller	Winston-Salem, NC	2021-01-04
Michael T. Smith	US	2021-01-04
Kathleen Cox	Johns Island, SC	2021-01-04

Name	Location	Date
Ed & Nancy Harold	Johns Island, SC	2021-01-04
Renee Wilson	Johns Island, SC	2021-01-04
Laura Schaible	Flemington, US	2021-01-04
Alexis Beard	Brazil, US	2021-01-04
Scott Robinson	Cedar Springs, US	2021-01-04
alyssa ramos	Saint Paul, US	2021-01-04
Lizzy Legere	Los Alamitos, US	2021-01-04
Sawyer Tartt	Ponte Vedra Beach, US	2021-01-04
Allister Layne	Conyers, US	2021-01-04
kalae Hillen Jenny	Kaneohe, US	2021-01-04
Duane Kalinowski	Johns Island, SC	2021-01-04
James Brooks	Houston, US	2021-01-04
Linda Kalafatis	Johns Island, SC	2021-01-04
Cindy McCurry	Seabrook Island, SC	2021-01-04
Howard Freilich	Okatie, SC	2021-01-04
Edward Breen	Johns Island, SC	2021-01-04
Barbara England	Lake Forest, IL	2021-01-04
Aaron Hyman	Johns Island, SC	2021-01-04
Merilee Klootwyk	Kiawah island, SC	2021-01-05
M Connor	Johns Island, SC	2021-01-05
Karen Littman	Charleston, US	2021-01-05
Lauren Powelson	Kennett Square, PA	2021-01-05

Name	Location	Date
Penny Reeves	Johns Island, SC	2021-01-05
laurie Knowles	Kiawah island, SC	2021-01-05
Donna Brown	Johns Island, SC	2021-01-05
Debbie Ott	Hawley, PA	2021-01-05
Tracy Thorne	Johns Island, SC	2021-01-05
Peter Kelsey	Charlotte, NC	2021-01-05
Eve Herbick	Johns Island, SC	2021-01-05
Judy McLean	Seabrook Island, SC	2021-01-05
Gale Matthews	Johns Island, SC	2021-01-05
Grace Dennie	South Carolina	2021-01-05
Jacklyn Klausman	Johns Island, SC	2021-01-05
Janet Remizowski	Johns Island, SC	2021-01-05
Alex Remizowski	Ithaca, NY	2021-01-05
Keith Remizowski	Rochester, NY	2021-01-05
Charlotte Fetridge	New York, NY	2021-01-05
George Conbeer	Johns Island, SC	2021-01-05
Alison Rotolo	Ithaca, NY	2021-01-05
Cara Dambrosio	Johns Island, SC	2021-01-06
Alice Cooper	Johns Island, SC	2021-01-06
Jack Wilson	Johns Island, SC	2021-01-06
ashlynn prange	Roseville, US	2021-01-06
Jake Mcnamara	Buffalo, US	2021-01-06

Name	Location	Date
Jessica Brown	San Antonio, US	2021-01-06
Michael Karas	Beachwood, US	2021-01-06
susan garrad	wolcott, US	2021-01-06
emma townsend	Thibodaux, US	2021-01-06
Lexi Davainis	Redding, US	2021-01-06
Ava Taylor	US	2021-01-06
Audrey Kukielka	Boone, US	2021-01-06
Kazana Jikan	Claremont, US	2021-01-06
Yoni Aspir	Woodmere, US	2021-01-06
Justin Kaufman	Fort Wayne, US	2021-01-06
Cerys Merriman	Raleigh, US	2021-01-06
Mackenzie Summers	Colorado Springs, US	2021-01-06
Cole Tamurian	Fox Island, US	2021-01-06
Todd Carlson	Johns Island, SC	2021-01-06
Steven Allen	Newtown, US	2021-01-07
Catherine Poag	Johns Island, SC	2021-01-08
Kyle Steinbrecher	Wilmington, US	2021-01-08
Jackie Fuller	Johns Island, SC	2021-01-08
Thomas Cullari	West Orange, NJ	2021-01-09
Justin Gates	Johns Island, SC	2021-01-10
Kenneth Stasiek	Johns Island, SC	2021-01-10
Trava Bailey	Johns Island, SC	2021-01-10

Name	Location	Date
David Talbot	Johns Island, SC	2021-01-10
Mary Tinebra	Johns Island, SC	2021-01-10
Kimarie Joye	Johns Island, SC	2021-01-10
Donna Plueger	Johns Island, SC	2021-01-10
Rodney Joye	Johns Island, SC	2021-01-10
Sharon McGovern	Johns Island, SC	2021-01-10
Kristin Thompson	Johns Island, SC	2021-01-10
Joanne Owens	Knoxville, TN	2021-01-10
Ann Demitruk	Johns Island, SC	2021-01-10
Greg Cooper	Johns Island, SC	2021-01-10
Andrea Scalise	Seabrook Island, SC	2021-01-10
Aneshia Seabrook	Columbia, SC	2021-01-10
Phil Hite	Marlton, NJ	2021-01-10
Chris Dennis	Johns Island, SC	2021-01-10
Nancy Steen	Johns Island, SC	2021-01-10
Laura Dickert	Johns Island, SC	2021-01-10
Dennis Giannos	Johns Island, SC	2021-01-10
Ryan Wiora	Johns Island, SC	2021-01-10
Robert Gilmore	Johns Island, SC	2021-01-10
Pam Wiebusch	Cornelius, NC	2021-01-10
Shelley Thornton	Johns Island, SC	2021-01-10
Elaine Little	Johns Island, SC	2021-01-10

Name	Location	Date
Amy Nolan	Seabrook Island, SC	2021-01-10
Ellen Smith	Johns Island, SC	2021-01-10
Mary Paquette	Ludlow, MA	2021-01-10
Caroline deCamp	Williamsburg, VA	2021-01-10
Michael Norwood	Johns Island, SC	2021-01-10
Elaine Laine	Johns Island, SC	2021-01-10
Tracey Wright	Johns Island, SC	2021-01-10
Bill Kemmer	Johns Island, SC	2021-01-10
Donald Day	Johns Island, SC	2021-01-10
Linda Matthews	Johns Island, SC	2021-01-10
Renee White	Johns Island, SC	2021-01-10
Donna Perrin	Johns Island, SC	2021-01-10
Jessica Thomas	Johns island, SC	2021-01-10
Regina Goad	Lanexa, VA	2021-01-10
Amy Neilson	Johns Island, SC	2021-01-10
Dianne Crowley	Johns Island, SC	2021-01-10
Carolynne Thomas	Cromwell, CT	2021-01-10
Jean Cross	Johns Island, SC	2021-01-10
John Burich	Johns Island, SC	2021-01-10
James Geiger	Johns Island, SC	2021-01-10
Julie Starr	Johns Island, SC	2021-01-10
Jeff La Rue	Johns Island, SC	2021-01-10

Name	Location	Date
Carol Hefner	Winston-salem, NC	2021-01-10
Chuck Cross	Johns Island, SC	2021-01-10
Martin Trum	Seabrook Island, SC	2021-01-10
Matthew Bean	Johns Island, SC	2021-01-10
Rebecca Rikelman	Charleston, SC	2021-01-10
Steve Berry	Johns Island, SC	2021-01-10
Kathryn Dannelly	Johns Island, SC	2021-01-10
Linda Nelson	Johns Island, SC	2021-01-10
Jennifer Paterson	Johns Island, SC	2021-01-10
Lynda Zegers	Johns Island, SC	2021-01-10
Deborah K Trum	Johns Island, SC	2021-01-10
Paula Billian	Johns Island, SC	2021-01-11
Ronald deAndrade	Powell, OH	2021-01-11
Kimberly Hunt	Johns island, SC	2021-01-11
Danny Hunt	Burke, VA	2021-01-11
Linda Benyo	Johns Island, SC	2021-01-11
Diana Collier	Johns Island, SC	2021-01-11
John Stofko	Allentown, US	2021-01-11
Celine Hammoud	Dearborn, US	2021-01-11
Olivia Hernandez	Phoenix, US	2021-01-11
Barbara Harrison	Gainesville, US	2021-01-11
Carissa Gaynair	Los Angeles, US	2021-01-11

Name	Location	Date
Brooke V	Gig Harbor, US	2021-01-11
Karen Suiter	Kiawah, SC	2021-01-11
Denise Trucillo	Johns Island, SC	2021-01-11
Glenda La Rue	Johns Island, SC	2021-01-11
Richard McConnell	Crown Point, US	2021-01-11
Billy Reinschmidt	Ledyard, US	2021-01-11
Caitlin Burks	Fairway, US	2021-01-11
Elisabeth St. John	Cashiers, NC	2021-01-11
Liam R	Scarborough, US	2021-01-11
Laura owens	Niles, US	2021-01-11
Janet Faig	Johns Island, SC	2021-01-11
Patricia Matthews	Johns Island, SC	2021-01-11
Hugo HERNANDEZ	Berwyn, US	2021-01-11
Robert Drew	Mesa, US	2021-01-11
Nicole Wilson	Hopewell Junction, US	2021-01-11
Paige Burke	Spencer, US	2021-01-11
pam Nelson	Huntersville, NC	2021-01-11
William Thomas	Cromwell, CT	2021-01-11
Karen Stout	Seabrook Island, SC	2021-01-11
Valarie Rivkin	Johns Island, SC	2021-01-11
John Carpenter	Johns Island, SC	2021-01-11
Jane Erb	Johns Island, SC	2021-01-11

Name	Location	Date
Paul Nelson	Johns Island, SC	2021-01-11
Melissa Fisher	Concord, NC	2021-01-12
Lilluan Ranese	Chatham Township, NJ	2021-01-12
Kay Norvell	Canton, GA	2021-01-12
Anna Wechter	Johns Island, SC	2021-01-12
Joy Swasy	Johns Island, SC	2021-01-12
Ashley Stephenson	Seabrook, SC	2021-01-12
Alaina McCoy	Charleston, SC	2021-01-12
Julia Smoot	Charleston, SC	2021-01-12
Sue Trent	Johns Island, US	2021-01-12
Marisol Bailey	Johns Island, SC	2021-01-12
Amy López	John's Island, US	2021-01-12
Roosbelth Lopez	Charlotte, NC	2021-01-12
Stewart Lopez	Charlotte, NC	2021-01-12
Emili Juarez	Charlotte, NC	2021-01-12
Shelia Voyles	Johns Island, SC	2021-01-12
Victoria Garcia	Charleston, SC	2021-01-12
Malena Lisanti	Charleston, SC	2021-01-12
Heber Lopez	Johns Island, SC	2021-01-12
Yerix Lanza	Columbia, SC	2021-01-12
Estefany Lopez	Johns island, SC	2021-01-12
Lamar Bailey	johns island, SC	2021-01-12

Name	Location	Date
Lisa Manthey	Johns Island, SC	2021-01-12
Ann Thornton	Johns Island, SC	2021-01-12
Vivian Elguera	Charlotte, NC	2021-01-13
Jose Zeron	Johns Island, SC	2021-01-13
José Luis Ramírez Hernandez	Summerville, SC	2021-01-13
Marie Elana Roland	Charleston, SC	2021-01-13
Krystle Mitchell	Goose Creek, SC	2021-01-13
Tamara Torres	Moncks Corner, SC	2021-01-13
Wanda Looez	Charleston, SC	2021-01-13
Teresa Figueroa	Johns island, SC	2021-01-13
christian Robles	Charleston, SC	2021-01-13
Glenda Monroy	North Charleston, SC	2021-01-13
Mersivette Figueroa	Berkeley, SC	2021-01-13
Mariana Hernández	Summerville, SC	2021-01-13
Chris Sims	Charleston, SC	2021-01-13
Trish Talbot	Atlanta, GA	2021-01-13
Darryl May	Seabrook Island, SC	2021-01-14
Yuli Prado	Charleston, SC	2021-01-14
norma aparicio	Ravenel, SC	2021-01-14
Dora Bautista	Covington, VA	2021-01-14
Laura Maldonado	Charleston, SC	2021-01-14
Glorimar Blanco	Deridder, LA	2021-01-14

Name	Location	Date
Jennifer Stevens	Columbia, SC	2021-01-14
DiMuro Sharon	Charleston, SC	2021-01-14
Gloria Wilson	Johns Island, SC	2021-01-14
John DeMaria	Johns Island, SC	2021-01-15
Lydia Cotton	North Charleston, SC	2021-01-16
Adela Mendoza	Charleston, SC	2021-01-16
Héctor Hugo Esquivel Contreras	Ladson, SC	2021-01-16
Abraham Vargad	North Charleston, SC	2021-01-16
Moth no	Oshkosh, US	2021-01-16
Rylee Patterson	Dacula, US	2021-01-16
Patricia Jiménez	Charleston, SC	2021-01-16
Arnold Schwarzenegger	Blue Springs, US	2021-01-16
Laker Kennedy	Altoona, US	2021-01-16
Ryan Irwin	Middletown, US	2021-01-16
Nazarhi Tapia	Summerville, SC	2021-01-16
Jessica Pineda	Charleston, SC	2021-01-16
madison baese	Saint Louis, US	2021-01-16
Henry Gramling	Indianapolis, US	2021-01-16
James Lasky	Island Park, US	2021-01-16
Karen Sulak	Lisle, US	2021-01-16
Kyrsten Rivera	Waco, US	2021-01-16

Name	Location	Date
Lavender VF	US	2021-01-16
Grayson Montpetit	US	2021-01-16
Alexie Ittner	Austin, US	2021-01-16
Lisa Hays	Colorado Springs, US	2021-01-16
Kaitlyn Ynostroza-	New mexico, US	2021-01-16
Kayla Zapata	Bridgeport, US	2021-01-16
Ham Park	Revere, US	2021-01-16
Adyson Hendrix	Lawrenceville, US	2021-01-16
Saquan Griffith	Norfolk, US	2021-01-16
Sebastian Richardson	Rancho Palos Verdes, US	2021-01-16
Barbara Velazquez	Ramona, US	2021-01-16
Iris Perry	Port st john, US	2021-01-16
Michael Gallegos	Ada, US	2021-01-16
lexi white	Mequon, US	2021-01-16
Randi Justin	Fort Lauderdale, US	2021-01-16
Maria Alvaro	Barre, US	2021-01-16
Kseniya Marynina	San Antonio, US	2021-01-16
talna ayin	Springville, US	2021-01-16
katelyn pearse	Broomall, US	2021-01-16
Junko Enoshima	Rancho Cucamonga, US	2021-01-16
Alice Johnson	Taylor, US	2021-01-16
Emily Register	Jacksonville, US	2021-01-16

Name	Location	Date
Jazlyne Gonzalez	Desoto, US	2021-01-16
Kylie Scarpitti	Canfield, US	2021-01-16
Maria Jose Tapiero Orozco	Miami, US	2021-01-16
Allyson S.	Tampa, US	2021-01-16
Ava Carpenetti	Dallas, US	2021-01-16
Erina Khan	Missouri City, US	2021-01-16
Alaina Grabill	New Lenox, US	2021-01-16
kaylee altimus	La Plata, US	2021-01-16
Chelsea Davis	Kansas City, US	2021-01-16
Gisselle Perez	Mill creek, US	2021-01-16
Gabby Harris	Chicago, US	2021-01-16
Annie Nicolaou	Manhattan Beach, US	2021-01-16
gianna altalagani	Palm Harbor, US	2021-01-16
Demetrick cruger	Miami, US	2021-01-16
Frances German	Lutz, US	2021-01-16
Maribel Marulanda	New York, US	2021-01-16
Joe Lane	Harvard, US	2021-01-16
London Olivia	Charlotte, US	2021-01-16
Dnizja Mac	Sandy, US	2021-01-16
Olga Lopez	Newark, US	2021-01-16
Kassandra Lara	Chicago, US	2021-01-16
Lily Anna Yates	Ringgold, US	2021-01-16

Name	Location	Date
Jadea Bailey	Vernon, US	2021-01-16
Isabella Flores	Corpus Christi, US	2021-01-16
Kamilah Valencia	Los Angeles, US	2021-01-16
Elijah Peterson	US	2021-01-16
Beverly Twigg	Gainesville, US	2021-01-16
Leticia Tehuacatl Sánchez	Charlotte, NC	2021-01-16
Deylin Marquez	Goose Creek, SC	2021-01-16
Christopher Lanza	Johns Island, SC	2021-01-16
Bernard Brown	Johns Island, SC	2021-01-16
Elsa Sánchez	Summerville, SC	2021-01-16
Carlos Hernandez	Charleston, SC	2021-01-16
Thomas Bradford	Mesquite, US	2021-01-16
Abigail Ruddy	Glen Allen, US	2021-01-16
alana griffith	Atlanta, GA	2021-01-16
Alex Fuhrman	York, US	2021-01-16
Brandy Pike	Harrodsburg, US	2021-01-16
brooke Dunham	Atlanta, US	2021-01-16
Lyndee Butz	Springhill, US	2021-01-16
Andrew Poppa	Indianapolis, US	2021-01-16
Isabella Martinez	West Palm Beach, US	2021-01-16
adriana orellana	Rockville, US	2021-01-16
Pi Lin	Los Angeles, US	2021-01-16

Name	Location	Date
Starlet Grijalva	Goodyear, US	2021-01-16
Fredy Torres	Fort Worth, US	2021-01-16
John Meshishnek	Gillette, US	2021-01-16
Asandra Joe	Galt, US	2021-01-16
Andrew Luck	Asheville, US	2021-01-16
alaina rego	Silver Spring, US	2021-01-16
Lea Soto	US	2021-01-16
Kayla White	US	2021-01-16
Tiffany Vu	Peoria, US	2021-01-16
Destiny M	Winter Haven, US	2021-01-16
Karen Wilson	Parma, US	2021-01-16
Brylee Beauchamp	Indianapolis, US	2021-01-16
Courtney Cole	Melbourne, US	2021-01-16
Michael Garvey	Bangor, US	2021-01-16
David Newman	Woodland Hills, US	2021-01-16
Jamerius Johns	St Louis, US	2021-01-16
Kaitlyn Purifiy	Griffin, US	2021-01-16
Paula Tejeda	Summerville, SC	2021-01-16
Angela Garcia	Charleston, SC	2021-01-17
Samuel Goldfield	Johns island, SC	2021-01-17
Merlin Cortez	North Charleston, SC	2021-01-17

Name	Location	Date
Damaso diaz Ismaabiandc@yahoo	N Charleston, SC	2021-01-17
Lisa Miller	Johns Island, SC	2021-01-18
Kim Wechter	Seabrook Island, SC	2021-01-18
Elizabeth Fishback	Algood, US	2021-01-18
Drew Smith	Kiawah Island, SC	2021-01-18
Nancy Buck	US	2021-01-19
PATRICK AIELLO	Cary, NC	2021-01-19
Colleen Thornburgh	Atlanta, GA	2021-01-19
Harry (Buzz) Bizzell	Charlotte, NC	2021-01-19
Dan Milgate	Livonia, NY	2021-01-19
Bob Walczak	Fort Mill, SC	2021-01-19
Patricia Cowan	Staten Island, NY	2021-01-19
Karen Carey	Johns Island, SC	2021-01-19
William Marsteller	Dayton, OH	2021-01-19
Jim Cowan	Staten Island, NY	2021-01-19
Cynthia Nixon	Johns Island, SC	2021-01-19
Jonathan Joseph	Murrells Inlet, US	2021-01-19
Rylie Shayter	Romulus, US	2021-01-19
Allison Madigan	Staten Island, NY	2021-01-19
Mariana Lecinski	Oklahoma City, US	2021-01-19
Lucica Bucurenciu	Queen Creek, US	2021-01-19

Name	Location	Date
Miranda Helms	Saint Louis, US	2021-01-19
Sarah Reed	Falmouth, US	2021-01-19
Alex Dahlseid	Minneapolis, US	2021-01-19
Shelley Ann	Mesa, US	2021-01-19
Brandon Bailey	Union, US	2021-01-19
Susan Gumpert	Delray Beach, FL	2021-01-19
Fernandez Williams	Whiteriver, US	2021-01-19
Victoria Gruber	Bronx, US	2021-01-19
Rebecca Rimon	Chapel Hill, US	2021-01-19
halle aufiero	Watertown, US	2021-01-19
Sarah Guevara	Detroit, US	2021-01-19
Michael Rowlings	Candler, US	2021-01-19
Max Hodge	Cockeysville, US	2021-01-19
Terry Kissinger	Williamsport, US	2021-01-19
Raymond Berrios	US	2021-01-19
Kendall Sachs	Chana, US	2021-01-19
Cam Loza	Milwaukee, US	2021-01-19
Heather Hayes	wintersville, OH	2021-01-19
Michael Joe	Pewaukee, US	2021-01-19
DeDe Thompson	Kemp, US	2021-01-19
Hannah Gilbertson	Chippewa Falls, US	2021-01-19
Anne Mowen	Hagerstown, MD	2021-01-19

Name	Location	Date
Shari Werve	Kenosha, US	2021-01-19
Fatass Rat	Lynchburg, US	2021-01-19
Joshua Santos	Omaha, US	2021-01-19
gerald staub	Gettysburg, US	2021-01-19
Amy Pryor	Terre Haute, US	2021-01-19
shelby nelson	Rice, US	2021-01-19
Paul Markillie	Grand Blanc Township, US	2021-01-19
Wenzel Flores	Denver, US	2021-01-19
Micah Wells	US	2021-01-19
J Barron	Fairfax, US	2021-01-19
Pamela Alexander	Atlanta, GA	2021-01-19
Jessica Brown	Raleigh, NC	2021-01-19
Kary Bryant	Seabrook Island, SC	2021-01-19
nico pena	Staten Island, US	2021-01-19
Ryan Valdemira	Oakdale, US	2021-01-19
Gerard Mccoy	Patchogue, US	2021-01-19
Aidan Nolan	Cortlandt Manor, US	2021-01-19
Sonya Range	Asbury Park, US	2021-01-19
Karina Ramos	Jurupa valley, US	2021-01-19
Benjamin Tarkenton	US	2021-01-19
Todd Althouse	Seabrook Island, SC	2021-01-19
Victoria Ciepiel	Cleveland, US	2021-01-19

Name	Location	Date
Ben Cohen	Massapequa, US	2021-01-19
ryan degnan	garden city, US	2021-01-19
Joi Wright	San Diego, US	2021-01-19
Camille Galleros	Temecula, US	2021-01-19
Jill Boissonnault	Winchester, VA	2021-01-19
Mariela Wilkes	Salem, US	2021-01-19
Yocelyn Osorio	Eden Prairie, US	2021-01-19
Kiven Xiong	Liverpool, US	2021-01-19
Katherine Forsyth	Knoxville, US	2021-01-19
Isaac Garcia	Charlotte, US	2021-01-19
Neil Dondelinger	La Porte, US	2021-01-19
Skyler Mott	Massapequa Park, US	2021-01-19
Billy Daal	Lindenhurst, US	2021-01-19
Nikolas Wells	Camden, US	2021-01-19
Cathy Martin	Smyrna, US	2021-01-19
Sarah Cassidy	Charlotte, NC	2021-01-19
Douglas Keim	Boca Raton, US	2021-01-19
Abigail Lillie	Chicago, US	2021-01-19
Jennifer Finley	Bend, US	2021-01-19
kaitlyn Kane	Hasbrouck Heights, US	2021-01-19
Darwin Duran	Baldwin Park, US	2021-01-19
Will Peoples	Whittier, NC	2021-01-19

Name	Location	Date
Lori Alexander	Asheville, NC	2021-01-19
KATHLEEN BARIL	Johns Island, SC	2021-01-19
Monica Muntean	Charlotte, NC	2021-01-19
stephen Huber	Avon Lake, OH	2021-01-19
Phil Headley	Falls Church, VA	2021-01-19
kathy fulton	Seabrook Island, SC	2021-01-20
Marky Garabedian	Glen Allen, US	2021-01-20
logan bryant	Greensboro, US	2021-01-20
Tiffany Mai	Denver, US	2021-01-20
Joyce Watt	Long Beach, US	2021-01-20
Sharon Blount	Mableton, US	2021-01-20
Daven Vellido	Davis, US	2021-01-20
Camdyn Handley	Teays valley, US	2021-01-20
Neelam Verma	Newark, US	2021-01-20
Brenda Marquez	Goose Creek, SC	2021-01-20
Edward Galbavy	Seabrook Island, SC	2021-01-20
paul lahney	Long Beach, US	2021-01-20
Roberto Guzman	Brooklyn, US	2021-01-20
Diana Ramirez	Staten Island, NY	2021-01-20
Anthony Bailey	Charlotte, NC	2021-01-20
Dona Kingsley	Hollywood, SC	2021-01-20
Marie Schulz	Charlotte, NC	2021-01-20

Name	Location	Date
Janey & Steven Sarniak	Johns Island, SC	2021-01-20
John Bailey	Johns Island, SC	2021-01-21
Annie Karns	Mooresville, NC	2021-01-21
mackenzie alala	greenville, NC	2021-01-21
Anna Nichols	Ayden, NC	2021-01-21
Barbara Robertson	Johns Island, SC	2021-01-21
Marti Estrada	Crestview, US	2021-01-21
Vance Rogers	Salem, US	2021-01-21
Caleb Bahamundi	Avon, US	2021-01-21
Leon Habinsky	Brooklyn, US	2021-01-21
Jack Twelvetrees	Bemidji, US	2021-01-21
Madyson Nistler	Bemidji, US	2021-01-21
Kendra Katchuk	Secaucus, US	2021-01-21
dejah simmons	Monticello, US	2021-01-21
TOM ECKENBERG	Everett, US	2021-01-21
Kelsey White	Durham, US	2021-01-21
Eddie Rosa	US	2021-01-21
Andrew Hockaday	Ahoskie, US	2021-01-21
tara wheeler	Oakton, US	2021-01-21
Sherri Ramirez	Oklahoma City, US	2021-01-21
Noel Palma	Charlotte, NC	2021-01-22
petya pearson	Tallahassee, US	2021-01-22

Name	Location	Date
Kendra Rowe	Somerset, US	2021-01-22
Oscar Tobin	Charlotte, NC	2021-01-24
Oliver Tobin	Charlotte, NC	2021-01-24
Wallace Kyle	Seabrook Island, SC	2021-01-25
Bill Carey	Johns Island, SC	2021-01-26
Jennifer Santiago	San Juan, US	2021-01-29
Olga Donis	Los Angeles, US	2021-01-30
Stuart Passantino	Johns Island, SC	2021-02-01
Jennifer Passantino	Doylestown, PA	2021-02-02
Y David Fennell	Louisville, KY	2021-02-02
Shane Livermore	Waynesburg, US	2021-02-03
Amaya Cotter	Crestline, US	2021-02-03
Payton McComb	Running Springs, US	2021-02-03
Rilee Evans	San Pedro, US	2021-02-04
Maura Fennell	Louisville, KY	2021-02-04
Jaden Collier	Fontana, US	2021-02-05
Leigh Summers	John's Island, SC	2021-02-05
Mia Mae	Pacific Palisades, US	2021-02-10
David Westberg	Johns Island, SC	2021-02-13
Benjamin Tarkenton	Charlotte, US	2021-02-13
Stephen Lykins	Duluth, US	2021-02-13
Margie Deck	Cary, US	2021-02-13

Name	Location	Date
Macy Ciriaco-Fisher	San Francisco, US	2021-02-13
Latosha Porter	Philadelphia, US	2021-02-13
Ryan Hartz	Harrisville, US	2021-02-13
Scott Clayton	Dahlonega, US	2021-02-13
Thea Brands	Kenosha, US	2021-02-13
Deidra Domanski	Clovis, US	2021-02-13
Marybeth DiMarco	Bellmawr, US	2021-02-13
Leticia Romo	Milwaukee, US	2021-02-13
Anthony Parker	Ann Arbor, US	2021-02-13
Morgan Fears	Nashville, US	2021-02-13
Ivy Palmer	De Pere, US	2021-02-13
Meghan Mattei	Staten Island, US	2021-02-13
Drew Suiter	Kiawah Island, SC	2021-02-13
Rea Pass	US	2021-02-13
Charles Maxwell	Johns Island, SC	2021-02-14
Lisa vansyckle	Johns Island, SC	2021-02-15
Taivonna Way	Johns island, SC	2021-02-15
Adam Schneider	east hanover, US	2021-02-15
Scott Davidson	Coatesville, US	2021-02-15
Rock Hes	HOUMA, US	2021-02-15
Donna Carr	Malvern, PA	2021-02-15
tracey ryals-frazier	Harvey, US	2021-02-15

Name	Location	Date
Walt Leonard	Johns Island, SC	2021-02-15
Steven Morris	Sharps Chapel, US	2021-02-16
Kristina Silva	Hopatcong, US	2021-02-16
Azalia Vasquez	Sacramento, US	2021-02-16
dsdf xcf	Chipley, US	2021-02-16
Wendy Briones Galindo	Minneapolis, US	2021-02-16
Dayton Salyars	Palo, US	2021-02-16
Sapphire Gem	Flint, NY	2021-02-16
Devon Allen	Federal Way, US	2021-02-16
Tesha Strenge	Rushmore, US	2021-02-16
Jeannine DeAngelis	Chandler, US	2021-02-16
Alison Rogers	Johns Island, SC	2021-02-17
Catherine Krause	Johns Island, SC	2021-02-17
Ashley Blankenship	Johns Island, SC	2021-02-17
David Ditto	Johns Island, SC	2021-02-17
Judith Anderson	Johns Island, SC	2021-02-17
Briget Warfield	Johns Island, SC	2021-02-17
Christopher Holm	Lenox, US	2021-02-17
Ruth Sword	Hollywood, SC	2021-02-17
Joanna Babbitt	Charleston, SC	2021-02-17
Austin Ward	Corvallis, OR	2021-02-17
Molly Brunette	Portland, US	2021-02-17

Name	Location	Date
Somer Keller	Charleston, SC	2021-02-17
Danahi Reza	Dalton, US	2021-02-17
Hannah Walters	Missoula, US	2021-02-17
Colleen Baker	Covington, US	2021-02-17
Ryan Mosesso	Marshfield, US	2021-02-17
Morgan Daniel	Crawford, US	2021-02-17
Olivia Delforge	Omaha, US	2021-02-17
Amanda Frey	Charleston, SC	2021-02-17
Jodi Traeger	Charleston, SC	2021-02-17
Karyme Torres	Tulsa, US	2021-02-17
Courtney Apo	Lihue, US	2021-02-17
Yasmine Horton	Bessemer, US	2021-02-17
James Calpin	Midlothian, US	2021-02-17
Alfredo Garcia	Riverside, US	2021-02-17
Ryan Conner	Galveston, US	2021-02-17
William Horrell	Northridge, US	2021-02-17
• Añtj_ Sphägetj_Pastel •	US	2021-02-17
Joy Bohanon	Painesville, US	2021-02-17
Kirstie Joines	Oklahoma city, US	2021-02-17
Alice Kotynski McNary	US	2021-02-17
Dianne Douglas	Tempe, US	2021-02-17
Ivan Valdez	Roseville, US	2021-02-17

From: [Michael DiGiovanni](#)
To: [Jenny C. Honeycutt](#)
Cc: [CCPC](#)
Subject: Opposition to the Rezoning of 4455 Betsy Kerrison Parkway
Date: Thursday, March 04, 2021 10:11:20 AM
Attachments: [petition_comments_Final.pdf](#)
[petition_signatures-Final.pdf](#)

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Good Morning,

A Change.org petition was created asking concerned citizens both full time and part time residents to oppose the rezoning of this property (see Attachments). We received over 1650 signatures opposing this rezoning effort.

Link to the Petition... <http://chng.it/BBgp2BMP8s>

The proposed amendment will **ABSOLUTELY NOT** be compatible with existing uses (residential, rural, ag, etc). It would **NOT** be compatible with adjacent zoning of nearby properties (a PD is a "rezoning"). The proposed rezoning/PD use will **NOT** benefit the public good (*i.e.*, the neighborhood) while providing an *arbitrary* SPOT ZONING change that primarily benefits the new property owners (the *singular interest, i.e.*, the developers/investors, that bought the property relatively cheaply, knowing full well what the existing zoning is, trying to make change to cash in).

The proposed PD **DOES NOT** meet this criterion

Thank you all for considering our concerns.

Michael DiGiovanni

Name	City	State	Postal Cod	Country	Commented Date	Comment
Scott Mitchell				US	1/4/2021	"This is an increasingly congeste
Cathcart C	Tuxedo Park		10987	US	1/4/2021	"We are now residents of Kiawah
Dwight Wi	Johns Islan	SC	29455	US	1/4/2021	"Inadequate infrastructure to suj
Coleman B	Kiawah Isl	SC	29455	US	1/4/2021	"Dangerous location on Betsy Ke
Robert Mu	Johns Islan	SC	29455	US	1/4/2021	"This area is already heavily cong
Jeffrey Rh	Charlotte	NC	28205	US	1/4/2021	"We don't need this at Kiawah Is
Lauren Po	Kennett Sc	PA	19348	US	1/4/2021	"This is a dangerous location for
Mark Grie	Kiawah Isl	SC	29455	US	1/4/2021	"This area is no place for a putt p
Kevin O'Cc	Greensbor	NC	27407	US	1/4/2021	"Wrong kind of development in v
Julie Friedl	Miami	FL	33143	US	1/4/2021	"No to putt putt"
Gary Delar	Orangeburg		29118	US	1/4/2021	"This is not a place for a putt put
Joanne Mc	Johns Islan	SC	29455	US	1/4/2021	"Please no putt-putt. We do not
John I Smit	Johns Islan	SC	29455	US	1/4/2021	"Kiawah Island is for its residents
Lauren Lei	Johns Islan	SC	29455	US	1/4/2021	"This will not only create a trem
Dorothy B	Johns Islan	SC	29455	US	1/4/2021	"We do not need this type of leis
Ray Daniel	Charleston	SC	29403	US	1/4/2021	"This would be outrageously des
Sally Walt	Johns Islan	SC	29455	US	1/4/2021	"This will create another traffic p
Kim Jacksc	Kiawah Island		29455	US	1/4/2021	"I absolutely don't want a putt pi
Victoria D	Annapolis	MD	21403	US	1/4/2021	"Have home at Kiawah and the t
John Murp	Denver	CO	80202	US	1/4/2021	"Wrong aesthetic, wrong place."
john const	Bryn Maw	PA	19010	US	1/4/2021	"we have three properties on Kia
Thomas Bi	Brooklyn	NY	11215	US	1/4/2021	"I am a part time resident of Kiav
Melissa Cu	South Sale	NY	10590	US	1/5/2021	"I live part time on Kiawah and p
Patty Russ	Duluth	GA	30097	US	1/5/2021	"Agree with all that say it doesn'
Pamela Bu	Pittsburgh		15226	US	1/5/2021	"As a KI homeowner, I oppose th
Dawn Bell	Sumter	SC	29150	US	1/5/2021	"A putt putt is not appropriate fc
Jim Ryan	Johns Islan	SC	29455	US	1/5/2021	"Terrible idea. Keep it classy Kia
Mary Mori	Columbia	SC	29206	US	1/5/2021	"We regularly vacation at Seabro
Elizabeth L	Johns Islan	SC	29455	US	1/5/2021	"I petition the putt putt golf...the
Tracy Hull	Atlanta	GA	30327	US	1/5/2021	"The beauty of Kiawah island is t
Mike Gwyn				US	1/5/2021	"This type of facility is not wante
Mike Gwyn				US	1/5/2021	"The only people that I know tha
Chris Bate	Newtown	PA	19073	US	1/5/2021	"Please do not do this! Our idylli
Ed & Nanc	Johns Islan	SC	29455	US	1/5/2021	"3 fatalities on Betsy Kerrison (pe
Nicole Bet	Chicago		60611	US	1/5/2021	"We just bought a lot on Kiawah
Nicole Bet	Chicago	IL	60654	US	1/5/2021	"We just bought a lot on Kiawah
Toula DiGi	Johns Islan	SC	29455	US	1/5/2021	"We have been full time resident
SHelly Art	Manakin s	VA	23103	US	1/5/2021	"The traffic pattern is too danger
Pryor Jack	Goose Cre	SC	29445	US	1/5/2021	"Johns Island ain't Myrtle Beach
Cindy Wyn	Charleston	SC	29412	US	1/6/2021	"keep Johns Island rural- slow de
Rich Thom	Johns Islan	SC	29455	US	1/6/2021	"The owners bought this propert
Jennifer D	Cleveland	OH	44124	US	1/7/2021	"Jennifer Decker78 Bittern CtKia
Jill Zlogar	Atlanta	GA	30319	US	1/7/2021	"No putt putt on Betsy Kerrison!
Richard Je	Charleston	SC	29424	US	1/7/2021	"Right business in the wrong site
Steve Gree	Johns Islan	SC	29455	US	1/7/2021	"This mini-golf is not appropriate
Craig Sedn	Johns Islan	SC	29455	US	1/8/2021	"Poor use of the land and will cre

Billy Reins, Ledyard CT	6339 US	1/8/2021 "I didn't know that! I loved Mini Golf"
Elizabeth F Johns Islan SC	29455 US	1/8/2021 "Do not feel we need a mini golf course"
Robert Bush Johns Islan SC	29455 US	1/10/2021 "no to Putt Putt!!"
Paul McClain Johns Islan SC	29455 US	1/11/2021 "To get to the proposed Putt-Putt course"
Kelly Ellsworth Johns Islan SC	29455 US	1/12/2021 "Too much traffic already"
BGM	US	1/14/2021 "Zoning will change and so will our lives"
Betty Schler Mount Pleasant SC	29466 US	1/14/2021 "In the 70's and 80's I loved Myrtle Beach"
Allan Stein Johns Islan SC	29455 US	1/14/2021 "It is an inappropriate use of land"
John Kosty Johns Islan SC	29455 US	1/16/2021 "The people that make up our community"
Amy Lazar Johns Islan SC	29455 US	1/24/2021 "I strongly object to developing this area"
richard ray Johns Islan SC	29455 US	2/17/2021 "Bad idea"
Dana Dawkins Wadmalaw SC	29487 US	2/19/2021 "We need to focus on the roads and not the zoning"
Molly Magoo	US	2/20/2021 "Elaine and Jimmy Rinehart--Sea Pines"
Harry Bell Charleston WV	25314 US	2/21/2021 "I believe the traffic problems on Highway 101"
Joanne Roberts Statesville NC	28625 US	2/21/2021 "It is totally inappropriate"
Allison Lan Kiawah Islan SC	29455 US	2/21/2021 "The increased traffic dangers are a concern"
Michael Smith Johns Islan SC	29455 US	2/22/2021 "I am against this zoning change."
Susan Crawford Kiawah Islan SC	29455 US	2/22/2021 "It is an inappropriate use of this area"
Whitney P Hingham MA	2043 US	2/22/2021 "I am a Kiawah homeowner and I am concerned"
Preston M Johns Islan SC	29455 US	2/23/2021 "It is really about the rezoning of the area"

...d section of highway with a 50 mph speed limit (most cars are traveling in excess of 50 mph) entering Kiawah I
...n Island and believe this putt putt course will create even more accidents than already occurring near the site.
...pport. No bicycle lanes, poor visibility will result in serious accidents. Second, design not incorporated into nat
...gested with traffic and a Putt Putt facility would add traffic to an already dangerous part of the road."

...t golf course. Have owned a home at Kiawah for almost 40 years and enjoy the peace and quite. Had I wanted
...; and guests. Allowing a facility such as this will lower property values and strain the road infrastructure even n
...endous amount of traffic in a residential area but it is also extremely dangerous part of Betsey Kerrison Parkwa
...sure entertainment for the public on the fringe of the most beautiful sea islands of Seabrook and Kiawah when
...ructive to the landscape. In addition, it is an extremely dangerous stretch of road and it shouldn't have any ac
...roblem for Betsy Kerrison Pkwy. There was a traffic death in December near this area. Future recreational de

...awah and moved there for quiet and nature . The putt putt should be in Folly or Myrtle but not here."

...lan to retire full time in a couple years. The beauty of Kiawah is its remote location and natural beauty. A mini
...t belong and exactly the reason we have property @ Kiawah and not a Hilton Head or Myrtle Beach. It's a diffi
...is land use. 1. It's in a flood-prone area. Between all the new residential development in the pipeline and the l

...ok Island. It's so lovely, and full of nature, there is no need for a miniature golf course. Thank you."
...ere is already significant traffic and the golf would add to the traffic. It also doesn't make as the area is highly s

...d by anyone in the community except for the entity that wants to develop it. The reason most if not all of us l
...it would even give a development like this any consideration at all are the developers themselves and perhaps
...ic setting, our oasis, should not be cheapened by a d@mn putt putt course at its entry point. I've got kids, I lik
...pedestrian 10/18 right in front of proposed site & 2 vehicular on 12/11 at Oak Point intersection) makes this site
...and mini golf does not belong anywhere near Kiawah. The uncommercial nature of this island is exactly why v
...Island because of the natural beauty of the island. In my opinion, this mini golf does NOT belong anywhere ne
...ts on Kiawah for 17 years and part-time prior to that. We have seen many changes, but the quality of life here

...y knowing full well what the zoning was and what neighbors felt about this. Now they are trying to shove this

... for this location. It is a residential wooded area that would suffer from the glaring lights, noise, and traffic ing

At the same time there are two paved over wagon trails, which are now considered among the deadliest roads in SC. At the same

time for the area and inconsistent with the natural and beautiful environment of the sea islands. Further, there are many residents and the community on Johns Island are not interested in this type of development. With the residential development cutting into this beautiful area. Please leave some of the nature ALONE. We DONT need this. I am resident and I DONT WANT

more of this. The rate of building is being fixed and the rate of building on the island. I do not see this as a long term amusement for island people

and the loss of land - it will cause unnecessary traffic and safety headaches- and is not in keeping with the beautiful natural setting

of the land. Allowing for more density and more expansive commercial use in an area with limited access and high

sland and Seabrook Island. This area is already susceptible to accidents due to the speed limit and traffic, and
ural landscaping as promoted by the Parkway, Town of KI, Town of Seabrook and Beachwalker Park."

this type of facility (and I raised five children there and they never lacked for entertainment) I would have bo

e people want to enjoy the beach and local birds and maritime forest and native animals and relax riding bicyc
velopment can't be added to the mix until road improvements for increased traffic is addressed and correcte

golf, with the increase of traffic, noise, lights and tourists is the opposite of what Kiawah (and Seabrook) are a
ardscape (parking and artificial turf) required for this minigolf course, there will only be more flooding. Betsy

love Kiawah and Seabrook so much is because it DOES NOT LOOK LIKE Myrtle Beach or Hilton Head. It will not
the owner of the land so that they can profit. This is the type of uncontrolled and out of character developm

ear Kiawah. It would not only be such a terrible eye sore, but it would increase (the already terrible) traffic. W
has always been idyllic. The grandchildren love the beach and bike riding. They don't seem to get bored. Tra

down on the Johns Island community when it is clearly an amenity aimed at tourists to Kiawah and Seabrook.

gress/egress. The traffic increase is a safety issue, as cars speed by in excess of 50 mph; there have been fatal a

ime time, development is booming with traffic congestions and accidents an almost daily occurrence. This proj

numerous infrastructure implications, not the least of which is traffic safety in an already accident prone road
urrently taking place and the increased traffic that housing is bringing we cannot start adding more to the island

igh traffic is an unwise decision, and puts Kiawah on a slippery slope towards losing what makes it such a spec

building a putt putt course in this section will increase traffic and thus risks of accidents. Moreover, the design

bles or walk on our 10 mile pristine beach. With all the condos and apartments coming to Johns Island in the past

about. Please locate it closer to Charleston if you're looking for activities for tourists. We quite enjoy our natural scenery

Kerrison is already a disaster during heavy rains. 2. The entrance and exit are right-in and right-out. That means

only detract from the natural beauty and character of the area, it does not fit the current environment. It would be a waste of money and effort that needs to be stopped. A miniature golf facility is totally out of character with the surrounding environment.

traffic around the circle is heavy during the tourist season, which has now (because of Covid) become year round.

. There are commercial nodes just a 1/2 mile down the road and 3 miles up the road where this could be built, but

accidents in that area in the last year. Maybank Hwy. or Hwy. 17 would be much more appropriate for this business.

posed project would be the ONLY Putt-Putt from the Ashley River southward. Meaning traffic and congestion

way area. It's approval would set a precedent for other similar recreational facilities. There are many other co
d with this type of development. This type of "leisure" development will have a negative impact on the wonde

n proposed to the county shows only one way to turn into the proposed property and one way to turn out - w

ast years this type of entertainment would be much more suited to the Maybank central area of Johns Island.T

is that drivers from River Road following the law will have to enter the Freshfields roundabout to access the fa

ould exacerbate already challenging traffic issues that are a problem at times. We need to makek sure that thi
ment and should not even be considered by zoning and permitting agencies. This will also exacerbate already

d. We all looked far and wide to find such a beautiful place, away from the craziness of Myrtle Beach, Hilton H

or somewhere on Maybank Highway if indeed the interest is in proving an amenity for "Johns Island." The de

will only worsen. While the County talks of road improvements, there is nothing in the foreseeable future plan

commercial areas on Johns Island to locate that business that would be more appropriate and enhance its access:

which will force visitors to travel past the property to a traffic circle and then back towards the property - further

There are a lot of young families that would enjoy this type of activity. It is not well suited for the further most

facility. Those not following the law will simply make a u-turn- a stupid and dangerous move in an area already p

troublesome traffic problems that occur at times. People move to and visit KI and Seabrook because it DOES I

velopers don't want to spend the money it would take to do it where already permitted and where it would be

ned. Put another way, these road improvement are likely to take as long as 526 to be built. The other dimensic

er increasing the traffic in the traffic circle traveling to Kiawah and Seabrook. This is the wrong location for thi

east part of Johns Island where most residents are retired.I vote NO for The PUTT PUTT proposed on Betsy Ke

prone to traffic accidents.3. With the planned building of the MUSC healthcare facility and senior living facility

re more appropriate. There are significant traffic safety issues at this site as well, due to a blind curve and high :

on of concern relates to the charm and history of the southern tip of Johns Island. It represents one of the last

arrison near the Town of Kiawah building. The traffic in that area is already dangerous. Thank you Dorothy Broo

in Freshfields, there will be even worse traffic, including medical transportation. These two may no longer app

regions where farms and Gullah history still lives. It is a uniquely beautiful area. Therefore, placing a Putt-Putt

ly:4. Their offer to support charitable support is disingenuous. It's only in the off-season-not much money ther

in this area would be akin to it being placed in downtown Charleston. It is an unacceptable proposal and shou

re.5. The preservation of the schoolhouse is another red-herring. The building needs a real, for

change.org

Recipient: Charleston County Council

Letter: Greetings,

Charleston County Council

Reject a Mini Golf in our Barrier Islands Community

Signatures

Name	Location	Date
Michael DiGiovanni	Johns Island, SC	2021-01-04
Carol Medendorp	Johns Island, SC	2021-01-04
robert mccloskey	Johns Island, SC	2021-01-04
Frank Cassidy	Johns Island, SC	2021-01-04
Maryanne Najaka	Apex, NC	2021-01-04
Catherine Gish	Mooresville, NC	2021-01-04
Elizabeth Thomae	Kiawah Island, SC	2021-01-04
Satch Krantz	Johns Island, SC	2021-01-04
Linda Cammerer	Dayton, OH	2021-01-04
Pamela Watson	Johns Island, SC	2021-01-04
Sharon Cohn	Johns Island, SC	2021-01-04
Carol Moreland	Dover, OH	2021-01-04
Greg Maurer	US	2021-01-04
Ellen Fetridge	Johns Island, SC	2021-01-04
Scott Mitchell	US	2021-01-04
Maggie Donoho	Johns Island, SC	2021-01-04
Catherine Hill	Johns Island, SC	2021-01-04
Jean Summers	Kiawah island, SC	2021-01-04
Claire Jordan	Kiawah Island, SC	2021-01-04
Cherie Gallagher	Johns Island, SC	2021-01-04

Name	Location	Date
Ernie Cochran	Charleston, SC	2021-01-04
Ashley Kelly	Kiawah island, SC	2021-01-04
Bridget Eckerd	Asheville, NC	2021-01-04
Dorothea Gilliam	Johns Island, SC	2021-01-04
David Joyner	Raleigh, NC	2021-01-04
Linda Hines	Johns Island, SC	2021-01-04
adele hoffmeyer	richmond, va, VA	2021-01-04
Cathcart Cathcart	Tuxedo Park, US	2021-01-04
Charlene Kalinowski	Johns Island, SC	2021-01-04
Jennifer Johnson	Grove City, OH	2021-01-04
Julie Black	Kiawah Island, SC	2021-01-04
Jackie Fuller	Johns Island, SC	2021-01-04
David Thomas	Johns Island, SC	2021-01-04
John McCann	Johns Island, SC	2021-01-04
David Tress	Twinsburg, OH	2021-01-04
Kathy Meier	Cincinnati, OH	2021-01-04
Wylie Small	Johns Island, SC	2021-01-04
Susie Rush	Kiawah Island, SC	2021-01-04
James cavanaugh	Johns Island, SC	2021-01-04
Dwight Williams	Johns Island, SC	2021-01-04
Catherine Murphy	Kiawah Island, SC	2021-01-04
Shon Barnett	Kiawah Island, SC	2021-01-04

Name	Location	Date
Coleman Bramlett	Kiawah Island, SC	2021-01-04
Darryl Dewberry	Ocala, FL	2021-01-04
David Fisher	Homeworth, OH	2021-01-04
Lindsey Brandt	Charleston, SC	2021-01-04
Miriam Ain	Johns Island, SC	2021-01-04
Teresa Kelly	Kiawah Island, SC	2021-01-04
Renee M. Black	Johns Island, SC	2021-01-04
Letta Taylor	Kiawah Island, SC	2021-01-04
Rob Keeler	Johns Island, SC	2021-01-04
Stefany Mack	Henrico, VA	2021-01-04
Carol Regan	Johns Island, SC	2021-01-04
Tara Tyberg	Bronxville, NY	2021-01-04
Russell Bonds	Kiawah Island, SC	2021-01-04
Sue Rose	Turtle Beach Lane, SC	2021-01-04
Lynn Morgenstern	Johns Island, SC	2021-01-04
Kim Zorniger	Johns island, SC	2021-01-04
Margaret Johnson	Kiawah Island, SC	2021-01-04
Karen Thomson	Johns Island, SC	2021-01-04
Terri Schaffer	Johns Island, SC	2021-01-04
Preston Jordan	Kiawah Island, SC	2021-01-04
Janet Hellberg	Johns Island, SC	2021-01-04
Jami Trenor	Johns Island, SC	2021-01-04

Name	Location	Date
Janie Stanek	Kiawah Island, SC	2021-01-04
Lynn Donner	Johns Island, SC	2021-01-04
Carroll Dunn	Kiawah Island, SC	2021-01-04
Deborah Kent	Great Falls, VA	2021-01-04
Janice Rogers	Atlanta, GA	2021-01-04
David Barrington	Kiawah Island, SC	2021-01-04
Paul Anuszkiewicz	Kiawah Island, SC	2021-01-04
Kelly Bragg	US	2021-01-04
Carol Tittel	Kiawah is, SC	2021-01-04
Sandra Plunkett	Fayetteville, NC	2021-01-04
William Spencer	Johns Island, SC	2021-01-04
Lynn Barefoot	Johns Island, SC	2021-01-04
Lee Carpenter	Johns Island, SC	2021-01-04
Julie Sessor	Roanoke, VA	2021-01-04
Hattie Mulligan	Kiawah island, SC	2021-01-04
Theresa Abernathy	Johns Island, SC	2021-01-04
Walt Duhaime	Johns Island, SC	2021-01-04
Pamela Nix	Johns Island, SC	2021-01-04
Julie Young	Dallas, TX	2021-01-04
Stuart Johnson	Johns Island, SC	2021-01-04
Mary Jo Holzgrefe	Roswell, GA	2021-01-04
Wanda Karia	Johns Island, SC	2021-01-04

Name	Location	Date
Rod Buscher	West Palm Beach, FL	2021-01-04
Stuart Small	Johns Island, SC	2021-01-04
Scott Koruba	Philadelphia, PA	2021-01-04
Mollie Maresco	Johns Island, SC	2021-01-04
Karoline Williamson	Johns Island, SC	2021-01-04
Molly Fuller	US	2021-01-04
Robert Munczinski	Johns Island, SC	2021-01-04
Mary Vande Stouwe	Columbia, SC	2021-01-04
Brenda Lundstrom	Johns Island, SC	2021-01-04
John Degnan	Johns Island, SC	2021-01-04
Adam Orvos	Charlotte, NC	2021-01-04
Lauren Powelson	kiawah Island, SC	2021-01-04
T L Nebrich Jr	Johns Island, SC	2021-01-04
Jeffrey Rhyne	Charlotte, NC	2021-01-04
Mary-Margaret Neal	US	2021-01-04
Irene Duhaime	Johns Island, SC	2021-01-04
Freeda Cathcart	Roanoke, VA	2021-01-04
SueEllen Hanan	Johns Island, SC	2021-01-04
Cynthia Rice	Johns Island, SC	2021-01-04
Sandra Thomas	Johns Island, SC	2021-01-04
Stanley Sines	Johns Island, SC	2021-01-04
Patricia Marino	Johns Island, SC	2021-01-04

Name	Location	Date
Deirdre Graf	Johns Island, SC	2021-01-04
Ed Kane	Farmington, CT	2021-01-04
Teri Kelley	Johns Island, SC	2021-01-04
Brian McKay	Orangeburg, NY	2021-01-04
Mark Griesbaum	Kiawah Island, SC	2021-01-04
Andrea Leiman	Johns Island, SC	2021-01-04
Eric Bacon	Johns Island, SC	2021-01-04
Elizabeth Johnson	Richmond, VA	2021-01-04
Courtney Vujtech	Johns Island, SC	2021-01-04
Andrew Rush	Johns Island, SC	2021-01-04
Kelly D	Lexington, SC	2021-01-04
Jonathan Dennison	Lexington, SC	2021-01-04
Sylvia Kinney	Chicago, IL	2021-01-04
Linda Judge-McRae	Knoxville, TN	2021-01-04
Maryanne Connelly	Johns Island, SC	2021-01-04
Walt Schlauch	Johns Island, SC	2021-01-04
Kedrin Duggan	Johns Island, SC	2021-01-04
Cathy Surowiec	Johns Island, SC	2021-01-04
Mark Mimnaugh	Johns Island, SC	2021-01-04
Bob Hatcher	Durham, NC	2021-01-04
Patrick Sheppard	Johns Island, SC	2021-01-04
Robert Fetch	Johns Island, SC	2021-01-04

Name	Location	Date
David Bergstrom	Kiawah Island, SC	2021-01-04
Gail Pace	Kiawah Island, SC	2021-01-04
Michelle Bellanger	Cleveland, OH	2021-01-04
Dr Henry Crossetti	Johns Island, SC	2021-01-04
Kimberly Anuszkiewicz	Alpharetta, GA	2021-01-04
Martha Smith	Charleston, SC	2021-01-04
Bonnie MacDonald	Johns Island, SC	2021-01-04
Cassidy Salkeld	Tolland, US	2021-01-04
Gretchen McNeil	Dublin, OH	2021-01-04
Joe Hitzelberger	Johns Island, SC	2021-01-04
Barb Struble	Johns Island, SC	2021-01-04
Eniko Nicolais	Johns Island, SC	2021-01-04
Tyranny Basco	Columbus, US	2021-01-04
The Amazon Box	US	2021-01-04
Regan S	Garner, US	2021-01-04
Carol Lou Yaeger	Johns Island, SC	2021-01-04
C. Lynwood Bramlett	Kiawah Island, SC	2021-01-04
ebraheem elghadbb	US	2021-01-04
India Weatherspoon	Woodbridge, US	2021-01-04
Kalyn Titus	Arlington, US	2021-01-04
Suzie Barron	Porter, US	2021-01-04
Mariela Ramirez	Las Vegas, US	2021-01-04

Name	Location	Date
Nevaeh Brewster	White Plains, US	2021-01-04
Rhonda Reeser	Kiawah Island, SC	2021-01-04
Andrew Mackenzie	Johns Island, SC	2021-01-04
Yaira Ramos	Woodbridge, US	2021-01-04
Jack Morton	Kiawah, SC	2021-01-04
Saad Buttar	Greenwood, US	2021-01-04
David Coppage	Kiawah Island, SC	2021-01-04
Debby Perelmuter	Kiawah Island, SC	2021-01-04
Mikel Flickinger	Kiawah Island, SC	2021-01-04
George Finly	Clarksburg, WV	2021-01-04
Alison Frey	Kiawah Island, SC	2021-01-04
Jeff Smith	Johns Island, SC	2021-01-04
Denise Miller	Johns Island, SC	2021-01-04
Steve Hellberg	Johns Island, SC	2021-01-04
Renee Mccormick	Columnis, SC	2021-01-04
Sandra Reeves	Johns Island, SC	2021-01-04
Brenda Cossa	Vienna, VA	2021-01-04
David Friedland	Johns Island, SC	2021-01-04
Kevin O'Connor	Greensboro, NC	2021-01-04
Julie Friedland	Miami, FL	2021-01-04
Diane Angelini	Johns Island, SC	2021-01-04
Gary Delaney	Orangeburg, US	2021-01-04

Name	Location	Date
Anne Sedlak	Amanda, SC	2021-01-04
Debra Sheldon	Bethesda, MD	2021-01-04
Courtney Lamendola	Johns Island, SC	2021-01-04
Alison Pulito	Kiawah Island, SC	2021-01-04
Robert Struble, MD	Johns Island, SC	2021-01-04
Frank Seidelmann	Johns Island, SC	2021-01-04
Rebecca Hilstad	Johns Island, SC	2021-01-04
Mary Schmearsal	Atlanta, GA	2021-01-04
Joanne Morton	Johns Island, SC	2021-01-04
Karen Lombardo	Johns Island, SC	2021-01-04
Kathy Moffitt	High Point, NC	2021-01-04
William Wolford Wolford	Johns Island, SC	2021-01-04
Sharon Bodiker	Columbia, SC	2021-01-04
Michael Pelt	Kiawah Island, SC	2021-01-04
Melissa Heithaus	Mckinney, US	2021-01-04
Alice Arms	Kiawah Island, SC	2021-01-04
Diana DelCollo	Johns Island, SC	2021-01-04
Mardi Royston	Charleston, SC	2021-01-04
Daveion Harbin	Stockton, US	2021-01-04
Jordan Toole	Johns Island, SC	2021-01-04
Marie Stepens	Johns Island, SC	2021-01-04
MK Schmearsal	Kiawah Island, SC	2021-01-04

Name	Location	Date
Elizabeth Adams	Mount Kisco, NY	2021-01-04
Isabella McShane	Davenport, US	2021-01-04
Jeffrey Adams	Johns Island, SC	2021-01-04
L L	Seattle, US	2021-01-04
Daddy Chill	Houston, US	2021-01-04
Mariah Ruiz	Bronx, US	2021-01-04
R M	US	2021-01-04
jasmine zuniga	windsor, US	2021-01-04
John Lombardo	Johns Island, SC	2021-01-04
Theodore Tyberg	Port Chester, NY	2021-01-04
Ann Ferguson	Johns Island, SC	2021-01-04
Deanna Cochran	Johns Island, SC	2021-01-04
Nancy Kupersmith	Johns Island, SC	2021-01-04
Geraldine Schlauch	Johns Island, SC	2021-01-04
Benjamin Tarkenton	Charlotte, US	2021-01-04
Alyssa Chapman	Atlanta, US	2021-01-04
Margaret Morton	Edgewater, NJ	2021-01-04
emiliana chavez	Austin, US	2021-01-04
Vivian Asche	Kiawah, SC	2021-01-04
Lavette McPhail	Wilson, US	2021-01-04
Jaterra Early	Pine Bluff, US	2021-01-04
Jorge Salinas	Brownsville, US	2021-01-04

Name	Location	Date
Victoria Klein	Kiawah Island, SC	2021-01-04
John I Smith	Johns Island, SC	2021-01-04
Peter Buscaglia	Cheektowaga, US	2021-01-04
Not a Robot	Ur mum, US	2021-01-04
Julmarie Nazario	Rochester, US	2021-01-04
Josh Ostrowski	Prior Lake, US	2021-01-04
Jasmin Vital	Dickinson, US	2021-01-04
Donald Buzanowski	Charlotte, NC	2021-01-04
Elena Balderas	Spring, US	2021-01-04
Elizabeth Jones	Detroit, US	2021-01-04
Claire Lee	Eau Claire, US	2021-01-04
Hannah Martienz	Lindsay, US	2021-01-04
Michael Kalinowski	Johns Island, SC	2021-01-04
JOHN ZACAMY	Johns Island, SC	2021-01-04
Maureen Anderson	Pittsburgh, PA	2021-01-04
Colleen Aquino	Fontana, US	2021-01-04
Ashleee Garcia	Laredo, US	2021-01-04
Mary Walters	Kennesaw, GA	2021-01-04
Barbara Willhoft	Ozone Park, NY	2021-01-04
Steve Campanella	Kiawah Island, SC	2021-01-04
Greta Nesbit	Saint Paul, US	2021-01-04
Lizbeth Pantoja	Tracy, US	2021-01-04

Name	Location	Date
Christina Zacamy	Johns Island, SC	2021-01-04
Cathy Williams	Johns Island, SC	2021-01-04
Kaycie Johnson	New York, US	2021-01-04
Dwight Johnson	Kiawah Island, SC	2021-01-04
Izabela Souza	Medford, US	2021-01-04
Natalia Barrientos	Mcallen, US	2021-01-04
kyle baker	Anaheim, US	2021-01-04
Matt Stanek	Columbia, SC	2021-01-04
Terri Sewell	Kiawah Island, SC	2021-01-04
Breanna Stewart	Fort Wayne, US	2021-01-04
Savannah Williams	Dartmouth, US	2021-01-04
Tanha Chowdhury	Jamaica, US	2021-01-04
Kaiden Fields	Phoenix, US	2021-01-04
Kyndle Hale	Fort Worth, US	2021-01-04
paul leiman	Johns Island, SC	2021-01-04
katelin hargis	Fort Wayne, US	2021-01-04
Lynn Childs	Greenville, SC	2021-01-04
Kelsey Puryear	Charleston, SC	2021-01-04
Joan Hogrefe	Kiawah Island, SC	2021-01-04
Kit Rutherford	Johns Island, SC	2021-01-04
Mary Nevin	Kiawah, SC	2021-01-04
Madge Roshkowski	Prospect, KY	2021-01-04

Name	Location	Date
Lauren Leiman	Johns Island, SC	2021-01-04
paul surowiec	Kiawah Island, SC	2021-01-04
Steven Hogrefe	Kiawah Island, SC	2021-01-04
Allison Lang	Kiawah Island, SC	2021-01-04
Dorothy Brookshire	Johns Island, SC	2021-01-04
Stephen Rolando	Johns Island, SC	2021-01-04
Carol Psnent	Brecksville, OH	2021-01-04
Gordon Bell	Johns Island, SC	2021-01-04
Nancy Bauer	Kiawah Island, SC	2021-01-04
Diane Flaherty	Plymouth, MA	2021-01-04
Laurence Wolahan	Johns Island, SC	2021-01-04
Miles Barefoot	Kiawah Island, SC	2021-01-04
Tracy Cross	Smyrna, GA	2021-01-04
Kendra Travez	Indianapolis, US	2021-01-04
Linda Juchatz	Johns Island, SC	2021-01-04
Jeffrey Porter	Huntington, WV	2021-01-04
Ray Daniels	Charleston, SC	2021-01-04
Diana Mezzanotte	Johns Island, SC	2021-01-04
Sally Walters	Johns Island, SC	2021-01-04
Todd Hoffman	Maineville, OH	2021-01-04
Ralla Coker	Johns Island, SC	2021-01-04
Robyn Fisher	Fort Wayne, IN	2021-01-04

Name	Location	Date
Deborah Goodwin	Columbia, SC	2021-01-04
Christine Arthur	Johns Island, SC	2021-01-04
Mary Jo Lehman	Johns Island, SC	2021-01-04
Sheila Patcg	Johns Island, SC	2021-01-04
Alex Fernandez	Jacksonville, FL	2021-01-04
Rosie Dussault	Chicago, IL	2021-01-04
Marilynn Ahearn	Charleston, SC	2021-01-04
Nevaeh Cairns	Lubbock, US	2021-01-04
Lauren Starowicz	Johns Island, SC	2021-01-04
Marci Kenney	Charleston, SC	2021-01-04
Johnsie Irwin	Johns Island, SC	2021-01-04
Kim Jackson	Kiawah Island, US	2021-01-04
Paul & Rosie Dussault	Johns Island, SC	2021-01-04
Denise Floyd	Charleston, US	2021-01-04
Elaine Parzanici	Fremont, US	2021-01-04
Valerie Berner	Springdale, US	2021-01-04
John Stofko	Allentown, US	2021-01-04
Micheal Wellington	Arlington, US	2021-01-04
Adam Kaluba	Burleson, US	2021-01-04
Katherine Brooks	Johns Island, SC	2021-01-04
Reneau Lily	Eureka, US	2021-01-04
Russell Kelley	Johns Island, SC	2021-01-04

Name	Location	Date
Emily Tan	Amarillo, US	2021-01-04
Janice Walpole	Williamston, SC	2021-01-04
Stephannie Rivera	Ocala, US	2021-01-04
Joan Eden	Johns Island, SC	2021-01-04
javier torres	Watsonville, US	2021-01-04
Michelle Mezzanotte	John's Island, SC	2021-01-04
Stuart Franklin	Cleveland, US	2021-01-04
Jane Myer	Johns Island, SC	2021-01-04
London Gordon	Silver Spring, US	2021-01-04
Gia Gonzalez	Paramount, US	2021-01-04
Donna Baillod	Hernando, US	2021-01-04
Bassem Mansour	Hunting Valley, OH	2021-01-04
chloe <3	Appleton, US	2021-01-04
Anne Steckel	Johns island, SC	2021-01-04
Susan Calkins	Greensboro, NC	2021-01-04
Colin Watts	Kiawah Island, SC	2021-01-04
Lourdes Monger	Colorado Springs, US	2021-01-04
Ella Weasley	Pottstown, US	2021-01-04
Michael Lorenze	Johns Island, SC	2021-01-04
Rachel Colletta	Kiawah Island, SC	2021-01-04
terri janeck	South Carolina	2021-01-04
ashlyn Thornton	Atlanta, US	2021-01-04

Name	Location	Date
Donald Miller	Johns Island, SC	2021-01-04
Robert Dodd	Indianapolis, US	2021-01-04
Victoria Duncan	Annapolis, MD	2021-01-04
Amanda Campbell	Johns Island, SC	2021-01-04
Ethan Madriz	Hollywood, US	2021-01-04
Janet Jansen	Kiawah Island, SC	2021-01-04
Linda Wyatt	Johns Island, SC	2021-01-04
Margaret Blue	Johns Island, SC	2021-01-04
Mary S Rynecki	Johns Island, SC	2021-01-04
Leslie Olsakovsky	Charlottesville, VA	2021-01-04
John Murphy	Denver, CO	2021-01-04
Leane Turner	Davidson, NC	2021-01-04
Thomas Hartnett	Kiawah Island, SC	2021-01-04
Michael Cleary	Kiawah Island, SC	2021-01-04
Chandler Degenhart	Kiawah Island, SC	2021-01-04
Richard Dest	Charlotte, NC	2021-01-04
Scott Koch	Louisville, KY	2021-01-04
Gerry Frey	Johns Island, SC	2021-01-04
Stewart Koch	Nashville, TN	2021-01-04
Brian Richson	Johns Island, SC	2021-01-04
Fritz Lance	Johns Island, SC	2021-01-04
Jason Penington	Johns Island, SC	2021-01-04

Name	Location	Date
Maggie Goodwin	Johns Island, SC	2021-01-04
Jaxsen Reeves	Hhbhh, US	2021-01-04
Will Simunek	Pearl River, NY	2021-01-04
Paul Tittel	Johns Island, SC	2021-01-04
Nicholas Macpherson	Johns Island, SC	2021-01-04
Mia Schwyter	Doylestown, US	2021-01-04
Lea Soto	US	2021-01-04
Elizabeth Mora	Portland, US	2021-01-04
Amaya Hernandez	Adelanto, US	2021-01-04
chrisina mcgilli	Scituate, US	2021-01-04
Haven Offredo	Orchard Park, US	2021-01-04
Israel Deleon	Houston, US	2021-01-04
Katie Hokanson	Saint Joseph, US	2021-01-04
Amber Everett	Mesquite, US	2021-01-04
Angel Deleon	Dallas, US	2021-01-04
Asenet Rodriguez	El Paso, US	2021-01-04
Scott Allen	Johns Island, SC	2021-01-04
Steve Toole	Johns Island, SC	2021-01-04
Hannah Neff	Fort Mill, US	2021-01-04
Baylah Close	Greeneville, US	2021-01-04
Bryson Lief	Saint Cloud, US	2021-01-04
Michael Erbach	Suffolk, VA	2021-01-04

Name	Location	Date
Eris Heeter	Warren, US	2021-01-04
Kai Zakariah Levato	Riverside, US	2021-01-04
Mary Alice Roberts	Johns Island, SC	2021-01-04
john constable	Bryn Mawr, PA	2021-01-04
Joan Mimnaugh	Johns Island, SC	2021-01-04
Annde Patterson	Jamaica, US	2021-01-04
Daniel Roe	Kiawah Island, SC	2021-01-04
Destiny Rodriguez	Dallas, US	2021-01-04
Ansleigh Toone	Rockville, US	2021-01-04
Destinae Smith	Felton, US	2021-01-04
Talley Mortara	Johns Island, SC	2021-01-04
Antonio Martinez	Portland, US	2021-01-04
Aaron Gonzales	San Francisco, US	2021-01-04
Rowan Chambers	Springfield, US	2021-01-04
Thomas Bittner	Brooklyn, NY	2021-01-04
Robin Roe	Johns Island, SC	2021-01-04
Megan Batcheller	Atlanta, GA	2021-01-04
Robert Kent	Kiawah Islamd, SC	2021-01-04
Nina Hershon	Charleston, SC	2021-01-04
Richard Colletta	Grosse Pointe, MI	2021-01-04
Dave Graf	Johns Island, SC	2021-01-04
Rebecca Colletta	Kiawah Island, SC	2021-01-04

Name	Location	Date
Barbara Pagnotta	Johns Island, SC	2021-01-04
Laura Dilella	Johns Island, SC	2021-01-04
Patty Shick	Cincinnati, OH	2021-01-04
Maureen Bishop	Erie, PA	2021-01-04
John Pace	Johns Island, SC	2021-01-04
David Mezzanotte	Johns Island, SC	2021-01-05
Brent Kelly	Highland Park, IL	2021-01-05
Shelli Burgoon	Gibsonburg, OH	2021-01-05
Patty Russart	Johns Island, SC	2021-01-05
Melissa Cunniffe	South Salem, NY	2021-01-05
Steven Brody	Kiawah Island, SC	2021-01-05
Dana Moreland	Dover, OH	2021-01-05
Kimberly Nugent	Johns Island, SC	2021-01-05
Karen Brody	Kiawah Island, SC	2021-01-05
Lisa Rutledge	Spartanburg, SC	2021-01-05
Nancy Husband	Elgin, SC	2021-01-05
Jim Pulito	Charlotte, NC	2021-01-05
Nick Bates	Warminster, PA	2021-01-05
Catherine Guscumb	Charleston, SC	2021-01-05
Claudia Johnson	Newtown Square, PA	2021-01-05
Pamela Buongiorno	Pittsburgh, US	2021-01-05
Emery Macpherson	Johns Island, SC	2021-01-05

Name	Location	Date
Aniyah Smith	Blackshear, US	2021-01-05
ChooseJoy Sauer	Canal winchester, OH	2021-01-05
Margie Hernandez Emmett	Rockville, US	2021-01-05
Bethann Horey	Johns Island, SC	2021-01-05
Eliza Cunniffe	New York, NY	2021-01-05
Jessica McKay	Kiawah Island, SC	2021-01-05
Kyler Murray	Garden Grove, US	2021-01-05
Alejandra Gomez	Richmond, US	2021-01-05
Emiliano Quinones	Bensalem, US	2021-01-05
Lily Crave	Jamaica, US	2021-01-05
Christopher Black	Houston, TX	2021-01-05
Mike Louis	Port Arthur, US	2021-01-05
Carmen Cowart	Johns Island, SC	2021-01-05
Gio Tavera	Des Moines, US	2021-01-05
Annomonus Unknown	Orange County, US	2021-01-05
Morgan Rollman	Laurel, US	2021-01-05
Charlie Cunniffe	Silver Spring, MD	2021-01-05
Owen N	Ambler, US	2021-01-05
Anfac Aden	Shakopee, US	2021-01-05
Maliah Phillips	Spring, US	2021-01-05
maryanne schuler	Kiawah island, SC	2021-01-05
Kristin Ix	Midlothian, VA	2021-01-05

Name	Location	Date
Irma Ocampo	Palmdale, US	2021-01-05
Chloe Atkins	Miami, US	2021-01-05
Alice Cooper	Johns Island, SC	2021-01-05
Tejinder Kambow	Buffalo, US	2021-01-05
olivia holtz	Bryn Mawr, US	2021-01-05
Angela Chavarria	Laredo, US	2021-01-05
Jackenson Bordenave	Hillside, US	2021-01-05
William Beaman	Madison, NJ	2021-01-05
Elizabeth Miehls	Westfield, NJ	2021-01-05
Evelyn Pacheco	Chico, US	2021-01-05
Howard Morgan	Johns Island, SC	2021-01-05
Nikita Osuna	San Bernardino, US	2021-01-05
Katherine Geno	Fort Lauderdale, US	2021-01-05
Briana Gonzalez	Los Angeles, US	2021-01-05
Elijah Wilson	Saint Clair Shores, US	2021-01-05
Robert Burk	Clarksville, US	2021-01-05
Dawn Bell	Sumter, SC	2021-01-05
Samir Mohamed	Seattle, US	2021-01-05
Kat Kimble	Steamboat Springs, US	2021-01-05
Britton Piatt	Albuquerque, US	2021-01-05
Mya Martin	Hockley, US	2021-01-05
Cody Werner	Seattle, US	2021-01-05

Name	Location	Date
Elsa Rudolph-swanson	Oakland, US	2021-01-05
lilly swanson	glens falls, US	2021-01-05
davonte taylor	Brooklyn, US	2021-01-05
Jourdan Page	Charleston, US	2021-01-05
Chris D	Rutherford, US	2021-01-05
Antonio Montiel	Fort Worth, US	2021-01-05
Asia Felix Dejesus	Meriden, US	2021-01-05
William Peterson	Ankeny, US	2021-01-05
Hailey Snyder	Baltimore, US	2021-01-05
Savannah DiDomenico	Bradenton, US	2021-01-05
Jazmin Garcia	Palmdale, US	2021-01-05
Lilly Vanbruggen	Fishers, US	2021-01-05
Kevin Ayala	Logan, US	2021-01-05
Ella Worley	Columbus, US	2021-01-05
Emily Perylyn	Los Angeles, US	2021-01-05
Brianna Fisher	Lancaster, US	2021-01-05
Ashley Mendoza	Killeen, US	2021-01-05
Wesley Friday	Selma, US	2021-01-05
Celia Diaz	Sacramento, US	2021-01-05
Bill Stevens	Endicott, US	2021-01-05
Lexi Jacinto	Bakersfield, US	2021-01-05
Nneka Nwobodo	Torrance, US	2021-01-05

Name	Location	Date
Renee Gomez	Albuquerque, NM	2021-01-05
Theresa Hamilton	Woodville, VA	2021-01-05
Darlene Murphy	Johns Island, SC	2021-01-05
Sharlene Micelli	Derby, US	2021-01-05
sherry hines	kiawah island, SC	2021-01-05
Zachary Swisher	Jackson, US	2021-01-05
Michael Jungkurth	Lancaster, PA	2021-01-05
Mary Foss	Charlotte, NC	2021-01-05
Kelly Graver	Kiawah Island, SC	2021-01-05
Charles Septer	Johns Island, SC	2021-01-05
Carl Duncan	Johns Island, SC	2021-01-05
Erin Castner	Johns Island, SC	2021-01-05
Beverly Bunting	Troy, MI	2021-01-05
Tracy Ryan	Johns Island, SC	2021-01-05
Kate Ryan	Johns Island, SC	2021-01-05
Jim Ryan	Johns Island, SC	2021-01-05
Jill Ruppel	Charleston, SC	2021-01-05
Dave Neal	Kiawah island, SC	2021-01-05
Mary Morton Bell	Columbia, SC	2021-01-05
Kristyn Acar	New York, NY	2021-01-05
Donald Brookshire	Charleston, SC	2021-01-05
Elizabeth Townsend	Rye, NY	2021-01-05

Name	Location	Date
Cynthia Mynatt	Kiawah Island, SC	2021-01-05
Sanford and Gwen Emery	Johns Island, SC	2021-01-05
Audrey Ostroff	Chicago, IL	2021-01-05
Elizabeth Laudun	Johns Island, SC	2021-01-05
Olivia Smith	Raleigh, NC	2021-01-05
LeeAnne Lan	Kiawah, SC	2021-01-05
Tamarra Giertz	Charleston, SC	2021-01-05
ashlyn ashlyn	New York, US	2021-01-05
Isabella Knight	Kernersville, US	2021-01-05
Maximum Ride	Tuscaloosa, US	2021-01-05
Amelia Margita	Fort Worth, US	2021-01-05
Victoria Ginzburg	Larkspur, US	2021-01-05
Cobra Kai	N, US	2021-01-05
Zoey pritchard	Raleigh, US	2021-01-05
Danielle McCormick	Sikeston, US	2021-01-05
Patricia Schwert	Johns Island, SC	2021-01-05
James Anderson II	Lees Summit, US	2021-01-05
Sara Sacco	Kiawah Island, SC	2021-01-05
Bria Straughn	Hemet, US	2021-01-05
Audrey Ocana	Morgan Hill, US	2021-01-05
Lily kesner	Cumberland, US	2021-01-05
Rayshawn Becton	Morehead City, US	2021-01-05

Name	Location	Date
Koko Combs	Galt, US	2021-01-05
Kayla Dove	Loganville, US	2021-01-05
Phoenix Script	Richland, US	2021-01-05
Sarah Dyson	Evansville, US	2021-01-05
Eleena Zuniga	Coalinga, US	2021-01-05
Gina Nelson	Matthews, NC	2021-01-05
Darryl Heine	Barrington, US	2021-01-05
Raiann Herbawi	North Olmsted, US	2021-01-05
Pamela Varenas	Philadelphia, US	2021-01-05
Haley Sawyer	Fountain Hill, US	2021-01-05
Kenya Terr	Greeley, US	2021-01-05
Peyton Wilson	Jamestown, US	2021-01-05
taniya brown	Columbus, US	2021-01-05
Sultan Evans	Plano, US	2021-01-05
Tayla Evans	Everett, US	2021-01-05
Kaylee Wilson	Cottonport, US	2021-01-05
Asma Ihad	Minneapolis, US	2021-01-05
Angie Swie	Arlington, US	2021-01-05
Dave Rod	Charlotte, US	2021-01-05
Emma Christene	Zanesville, US	2021-01-05
Epic Gamer	Naples, US	2021-01-05
Leslie Estrada	Baldwin Park, US	2021-01-05

Name	Location	Date
Arianna Baez	Lake Worth, US	2021-01-05
John Connolly	New York, NY	2021-01-05
Laura Palenkas	Nashville, TN	2021-01-05
Andrew Blake	Charlotte, NC	2021-01-05
Katherine Argilla	San Anselmo, CA	2021-01-05
Shon Fawks	Shepherdsville, US	2021-01-05
Jatylah Overstreet	Chicago, US	2021-01-05
Robert Reid	Mahopac, US	2021-01-05
Rylee Winn	Portland, US	2021-01-05
Olivia DeSanctis	Clifton Park, US	2021-01-05
Darius Jones	Ambridge, US	2021-01-05
London Gunthorpe	Charlotte, US	2021-01-05
tsege M	Bolingbrook, US	2021-01-05
Aspyn Ball	Tampa, US	2021-01-05
David Gibbonson	Miami, US	2021-01-05
Thi Le	Lincoln, US	2021-01-05
Mackenzie Bartel	La Verne, US	2021-01-05
Graciela Hernandez	Chula Vista, US	2021-01-05
muthafuckin aidan mcnamara	Pasadena, US	2021-01-05
Nashaat M	New York, US	2021-01-05
Kendall Kennedy	New York, US	2021-01-05
Reece Wagner	Bloomington, US	2021-01-05

Name	Location	Date
Allison Polmanteer	Grand Rapids, MI	2021-01-05
Claire Gwyn	Charlotte, NC	2021-01-05
Blake Darche	Sykesville, SC	2021-01-05
Wendy Kulick	Charleston, SC	2021-01-05
Harry Bell	Kiawah Island, SC	2021-01-05
Steve Lapp	Pittsburgh, PA	2021-01-05
Steve Lapp	Kiawah Island, SC	2021-01-05
Bill Schwert	Johns Island, SC	2021-01-05
Pat Kimmel	Johns Island, SC	2021-01-05
Gloria Lengyel	Charleston, SC	2021-01-05
Tracy Hull	Atlanta, GA	2021-01-05
Stacey Marchetti	Johns Island, SC	2021-01-05
Rose Trescott	Kiawah ist, SC	2021-01-05
James Lozar	Islamorada, FL	2021-01-05
Gail Roddey	Johns Island, SC	2021-01-05
Will Schmersal	Johns Island, SC	2021-01-05
Isabella Marchetti	Johns Island, SC	2021-01-05
Cade Herman	Rockaway, NJ	2021-01-05
Kathy Boltwood	Johns Island, SC	2021-01-05
Stacey Keller	Roswell, GA	2021-01-05
Diane Larson	Raleigh, NC	2021-01-05
Gail Strickler	Kiawah Island, SC	2021-01-05

Name	Location	Date
Nancy Lohuis	Bluefield, WV	2021-01-05
Jennifer Otis	Johns Island, SC	2021-01-05
Russ Lockridge	Johns Island, SC	2021-01-05
Mike Gwyn	Kiawah Island, SC	2021-01-05
Julie Provenson	Johns Island, SC	2021-01-05
Maureen Gibson	Johns Island, SC	2021-01-05
lynne toland	hingham, MA	2021-01-05
Livingston Grant	Johns Island, SC	2021-01-05
Pamela Rende	Marshall Twp, PA	2021-01-05
Leigh Chuber	Johns Island, SC	2021-01-05
Diane Lewis	Kiawah Island, SC, SC	2021-01-05
Sarah Wilcox	Kiawah Island, SC	2021-01-05
Chris Bates	Newtown Square, PA	2021-01-05
Eileen Canali	Johns Island, SC	2021-01-05
Debby Do	Madison, US	2021-01-05
Anne Gorham Hinkle	Johns Island, SC	2021-01-05
Claire Nelson	Johns Island, SC	2021-01-05
Kennedy Rose	Des Moines, US	2021-01-05
Debora Morton	Johns Island, SC	2021-01-05
Rhina Garcia	Somerville, US	2021-01-05
Wyla Hickman	Saint Louis, US	2021-01-05
Ed & Nancy Harold	Johns Island, SC	2021-01-05

Name	Location	Date
avery bowles	Springfield, US	2021-01-05
Jessie Wei	Pittsburgh, US	2021-01-05
leila elsenbary	Apex, US	2021-01-05
Christy Murray	Kiawah, SC	2021-01-05
Chris Nelson	Charlotte, NC	2021-01-05
Someone Anonymous	US	2021-01-05
Andrew Huss	Gurnee, US	2021-01-05
Zoomer Cole	Chicago, US	2021-01-05
Richard McConnell	Crown Point, US	2021-01-05
Joseph Stapleton	Olive Hill, US	2021-01-05
Gary Franklin	Collegeville, US	2021-01-05
aniyha mcrae	Columbia, US	2021-01-05
Izzie Harborne	Washington, US	2021-01-05
Reyna Kondaveeti	Chester Springs, US	2021-01-05
Samantha Signor	Enola, PA	2021-01-05
Cecily Ward	Johns Island, SC	2021-01-05
Kathleen Cashdollar	Johns Island, SC	2021-01-05
Amanda Woyan	Grove City, US	2021-01-05
Joan and Jerry Sussman	Johns Island, SC	2021-01-05
Karen Davis	96 Inlet Cove, SC	2021-01-05
Justin Kaufman	Fort Wayne, US	2021-01-05
Gregory Amyx	Lebanon, US	2021-01-05

Name	Location	Date
Noah (Anna's Cousin) Janik	Madison, US	2021-01-05
Kimball Kraus	Johns Island, SC	2021-01-05
Paula Feldman	Kiawah Island, SC	2021-01-05
Nicole Betti	Chicago, US	2021-01-05
Julie Beiger	Kiawah Island, SC	2021-01-05
Sam Signor	Nashville, TN	2021-01-05
Peter Grant	Johns Island, SC	2021-01-05
Kelly Sach	Johns Island, SC	2021-01-05
Logan Wilson	Nashville, TN	2021-01-05
Peter Boneparth	Johns Island, SC	2021-01-05
Charles Johnson	Nashville, TN	2021-01-05
Sophia Signor	Enola, PA	2021-01-05
Nicole Betti	Chicago, IL	2021-01-05
Tina Schell	Johns Island, SC	2021-01-05
Ingrid Viventi	Savannah, GA	2021-01-05
Bonnie Kelly	Atlanta, GA	2021-01-05
Heather Boneparth	John's Island, SC	2021-01-05
Mary Conroy Conroy	Johns Island, SC	2021-01-05
Richard Alkire	Kiawah Island, SC	2021-01-05
Robert Viventi	Norwood, MA	2021-01-05
Kent Griffin	Johns Island, SC	2021-01-05
Dominic Marchetti	Fuquay Varina, NC	2021-01-05

Name	Location	Date
Marcia Seremet	Johns Island, SC	2021-01-05
Reileigh Wilson	Franklin, TN	2021-01-05
Capey Freeman	Johns Island, SC	2021-01-05
kathleen hayn	kiawah island, SC	2021-01-05
Wilma DeZanger	Johns Island, SC	2021-01-05
Rose Septer	Johns Island, SC	2021-01-05
Bill Jasper	Kiawah Island, SC	2021-01-05
Ellen Nesbitt	Johns Island, SC	2021-01-05
Becky Pyle	Johns Island, SC	2021-01-05
Doug Pyle	Johns Island, SC	2021-01-05
Mary Dugan	Johns Island, SC	2021-01-05
Kathleen Bixler	Johns Island, SC	2021-01-05
richard Segal	Johns Island, SC	2021-01-05
Coleen Griffin	Mount Pleasant, SC	2021-01-05
Joan Avioli	Johns Island, SC	2021-01-05
Joan Grava	Charlotte, NC	2021-01-05
Melanie Scot Buscher	Denver, CO	2021-01-05
Ellis Oakley	Altamonte Springs, FL	2021-01-05
Maggie Ryan	Chicago, IL	2021-01-05
Megan Holzgrefe	Roswell, GA	2021-01-05
Maureen Gargiulo	Johns Island, SC	2021-01-05
Ann Spencer	Johns Island, SC	2021-01-05

Name	Location	Date
J Genosi	Johns Island, SC	2021-01-05
Stacy Cunningham	Howard Beach, US	2021-01-05
Thomas Roberts	Johns Island, SC	2021-01-05
Linda Mayhall	Johns Island, SC	2021-01-05
Sylvia Bacon	Charlotte, NC	2021-01-05
Tina Krause	Kiawah Island, SC	2021-01-05
Ginny Larence	Johns Island, SC	2021-01-05
grace cribbin	Johns Island, SC	2021-01-05
Bruce Dieter	Spotsylvania, VA	2021-01-05
Sarah Jones	John's Island, SC	2021-01-05
David Cowart	kiawah island, SC	2021-01-05
joyce dieter	Spotsylvania, VA	2021-01-05
Julie Lorscheider	Johns Island, SC	2021-01-05
Glenn Brown	Johns Island, SC	2021-01-05
Sarah Johnson	Washington, DC	2021-01-05
Laura Schaible	Kiawah, SC	2021-01-05
Christopher Mackenzie	Charleston, SC	2021-01-05
Priscilla Adler	Johns Island, SC	2021-01-05
Judith Clark	Johns Island, SC	2021-01-05
Elaine Verma	Johns Island, SC	2021-01-05
David McNinch	Johns Island, SC	2021-01-05
Malcolm Macnaught	Kiawah, SC	2021-01-05

Name	Location	Date
Lynne Sager	Johns Island, SC	2021-01-05
Toula DiGiovanni	Johns Island, SC	2021-01-05
Jeffrey DeDay	Kiawah Island, SC	2021-01-05
Robin Norris	Johns Island, SC	2021-01-05
Laura O'Shaughnessy	Johns Island, SC	2021-01-05
pete Zorniger	Johns island, SC	2021-01-05
Susan ORourke	Winston-salem, NC	2021-01-05
Laura Hanlon	Charlotte, NC	2021-01-05
Charles Stampley	Johns Island, SC	2021-01-05
Pamela Levy	Johns Island, SC	2021-01-05
Emilie Collins	Charleston, SC	2021-01-05
William Blizard	Johns Island, SC	2021-01-05
Kris Tracy	Johns Island, SC	2021-01-05
Dianne Kassur	Charleston, SC	2021-01-05
George Boltwood	Atlanta, GA	2021-01-05
SHelly Arthur	Manakin sabot, VA	2021-01-05
Carol Palmer	Kiawah Island, SC	2021-01-05
Harold Sims	Johns Island, SC	2021-01-05
Regina Sommer	Johns Island, SC	2021-01-05
Pryor Jackson	Goose Creek, SC	2021-01-05
Elizabeth Hanlon	Johns Island, SC	2021-01-05
Noreen Powers	Johns Island, SC	2021-01-05

Name	Location	Date
Colleen Mooney	Charleston, SC	2021-01-05
Gerald Levy	Johns Island, SC	2021-01-05
Linda Fein	Scottsdale, AZ	2021-01-05
Kristin Eddy	Johns Island, SC	2021-01-05
Katherie Fielden	Johns Island, SC	2021-01-05
Beth Price	Charleston, SC	2021-01-05
Alan Tracy	Johns Island, SC	2021-01-05
Peter meyers	Johns Island, SC	2021-01-06
Kelli Ransone	Folly Beach, SC	2021-01-06
Luigi Canali	Johns Island, SC	2021-01-06
Lillian Rabese	Johns Island, SC	2021-01-06
Kathryn Goodrich	Johns Island, SC	2021-01-06
Corinne Kolenbrander	Holland, MI	2021-01-06
Susan Frick	New Rochelle, NY	2021-01-06
Geeta Tholan	Kiawah Island, SC	2021-01-06
Arowynn Colvin	Satellite Beach, US	2021-01-06
Lashell Turner	Blue Springs, US	2021-01-06
Andrea Torres	Omaha, US	2021-01-06
jackie t	Hanover Park, US	2021-01-06
sophies rat	Lamar, US	2021-01-06
ket Delon	Trenton, US	2021-01-06
Taylor lafleur	Arlington, US	2021-01-06

Name	Location	Date
Naomi O'Connell	Columbus, US	2021-01-06
Chase Spitzer	West Jordan, US	2021-01-06
Angelina Crosby	Rohnert Park, US	2021-01-06
Sydney Duryee	Harrison Township, US	2021-01-06
butt butt	Franklin, US	2021-01-06
carson hogness	Sterling Heights, US	2021-01-06
Corey Meyers	Lakeland, US	2021-01-06
Gg Ee	Huntingdon Valley, US	2021-01-06
Kota Carnivele	Cary, US	2021-01-06
Caitlin Thurman	Parker, US	2021-01-06
ysabela cerbo	Portage, US	2021-01-06
tim sherer	Orchard Park, US	2021-01-06
aliyah boutte	Breaux Bridge, US	2021-01-06
nova karuka	Port Saint Lucie, US	2021-01-06
Sandra Mora	Rialto, US	2021-01-06
Johnetta Young	Winston-salem, US	2021-01-06
sabrina caldaras	Hallandale, US	2021-01-06
Aaron Dembosky	Pittsburgh, US	2021-01-06
Christina Deek	ur mom, US	2021-01-06
Jane Juliet	Chehalis, US	2021-01-06
Joseph Hanlon	Johns Island, SC	2021-01-06
Julianne Maio	Cliton, US	2021-01-06

Name	Location	Date
Olivia Christmann	Park City, US	2021-01-06
Ashely Peralta	Jamaica, US	2021-01-06
Faith Pittsenbarger	Littleton, US	2021-01-06
Larry Intrieri	Canaan, US	2021-01-06
esther berg	Beverly Hills, US	2021-01-06
MarieClaire Schoucair	King Of Prussia, US	2021-01-06
Abigail Carrier	Woodbury, US	2021-01-06
Maggie Hanlon	West Lafayette, IN	2021-01-06
Sara Schreder-Gomes	North Branch, US	2021-01-06
Stephen Bell	Charlotte, NC	2021-01-06
Paula Mullavey	Alpharetta, GA	2021-01-06
Shannon O'Donnell	Atlanta, GA	2021-01-06
M. Peggy Sudol	Johns Island, SC	2021-01-06
Thomas Shaw	Johns Island, SC	2021-01-06
Mary Mannix	Waynesboro, VA	2021-01-06
Linda Kramer	Johns Island, SC	2021-01-06
Anne Michael	Johns Island, SC	2021-01-06
Craig Stevenson	Kiawah Island, SC	2021-01-06
Philip Walpole	Greenville, SC	2021-01-06
Karen Krey	Johns Island, SC	2021-01-06
Lisa Robinson	Johns Island, SC	2021-01-06
Beth Simon	Johns Island, SC	2021-01-06

Name	Location	Date
Holly Ostergard	Lincoln, NE	2021-01-06
Brandy Gaiser Bleiman	Charlotte, NC	2021-01-06
Pedro Lucero	Tampa, US	2021-01-06
Shirley Pangle	Johns Island, SC	2021-01-06
Bella Navada	Texas, US	2021-01-06
Don Brooks	Broomfield, US	2021-01-06
Kayden Tolle	Winchester, US	2021-01-06
Kaylah Wood	Beverly, US	2021-01-06
Rowan Pretlow	Fredericksburg, US	2021-01-06
Sofia Trejo	Dallas, US	2021-01-06
Kreighton Johnson	Aurora, US	2021-01-06
Alessia Pedruzzi	Burlington, US	2021-01-06
Cassidy McCormack	Parker, US	2021-01-06
Kiela Patt	Saint Peters, US	2021-01-06
Regine Miller	Richmond, US	2021-01-06
Dawnteres Peterson	Saint Petersburg, US	2021-01-06
Amazing 1509	US	2021-01-06
Cindy Wynne	Charleston, SC	2021-01-06
april kanew	Johns Island, SC	2021-01-06
Robin Sexton	Greenville, SC	2021-01-06
Carol Johnson	Johns Island, SC	2021-01-06
Melissa Hoffman	Loveland, OH	2021-01-06

Name	Location	Date
Mary Graves	Charlotte, NC	2021-01-06
Mary Trask	Springfield, IL	2021-01-06
Pamela Keefe	Johns Island, SC	2021-01-06
Paul Krause	Bahama, NC	2021-01-06
Rebecca Hamler	Johns Island, SC	2021-01-06
Darlene Mieszala	Chicago, IL	2021-01-06
Mark Hamler	Johns Island, SC	2021-01-06
Alison Andrews	Columbus, OH	2021-01-06
Kai Kean	Antioch, US	2021-01-06
Wars Wolf	Wildomar, US	2021-01-06
Jake Koch	Roselle, US	2021-01-06
Bellen Banegas	Los Angeles, US	2021-01-06
alex abalo	deatur, US	2021-01-06
Jessica Cambron	Louisville, US	2021-01-06
Gloria Goudjinou	Stockbridge, US	2021-01-06
Adelisa Kijamet	Laholm, US	2021-01-06
Sierra Rose	Sparks, US	2021-01-06
Sara B	Akron, US	2021-01-06
Priya Patel	Johns Island, SC	2021-01-06
Janet Cappellini	US	2021-01-06
Melissa Lewis	Johns Island, SC	2021-01-06
Townsend Clarkson	Johns Island, SC	2021-01-06

Name	Location	Date
Susan Hader	Charlotte, NC	2021-01-06
nancy foley	Johns Island, SC	2021-01-06
Rick Flaherty	Johns Island, SC	2021-01-06
Cindy Mortara	Johns Island, SC	2021-01-06
Rich Thomas	Johns Island, SC	2021-01-06
TIMOTHY CORNWELL	Johns Island, SC	2021-01-06
Lindsay MacLeod	Johns Island, SC	2021-01-06
annie mccauley	Fort mill, US	2021-01-06
Lee Bundrick	Charleston, SC	2021-01-06
Stuart Rumph	Johns Island, SC	2021-01-06
Charles & Joan Lipuma	Johns Island, SC	2021-01-06
Beth Metzger	Mt pleasant, SC	2021-01-06
Rich Gatens	Johns Island, SC	2021-01-06
Madeleine Kaye	Johns Island, SC	2021-01-06
Margaret Wildermann	US	2021-01-06
William Cobb	Johns Island, SC	2021-01-06
Mark Walker	Kiawah Island, SC	2021-01-06
Maureen Shmaydey	Johns Island, SC	2021-01-06
Susan Walpole	Johns Island, SC	2021-01-06
Phillio Dustan	Johns Island, SC	2021-01-06
Timothy Kulp	Charleston, SC	2021-01-06
Gregg Newby	Johns Island, SC	2021-01-06

Name	Location	Date
Peggy Barnes	Johns Island, US	2021-01-06
Jennifer Decker	Cleveland, OH	2021-01-07
Lisa Snowden	Johns Island, SC	2021-01-07
Jill Moriarty	Kiawah usland, SC	2021-01-07
Michelle Evans	Johns Island, SC	2021-01-07
Jill Zlogar	Atlanta, GA	2021-01-07
Richard Jenkins	Charleston, SC	2021-01-07
Ruth Carr	Johns Island, SC	2021-01-07
Lisa Walpole	Johns Island, SC	2021-01-07
Mary Bull	Johns Island, SC	2021-01-07
Glenda Miller	Johns Island, SC	2021-01-07
Tammy Hicks	Johns Island, SC	2021-01-07
Betsy La Force	Charleston, SC	2021-01-07
Mary Beth McAnaney	Johns Island, SC	2021-01-07
James F Burgoyne	Johns Island, SC	2021-01-07
Susan Hitselberger	Johns Island, SC	2021-01-07
Erin Burgoyne	Johns Island, SC	2021-01-07
Denice Degenhart	Johns Island, SC	2021-01-07
Will Frederick	Charlotte, NC	2021-01-07
D Scott	Johns Island, SC	2021-01-07
Scott Stelling	Charlotte, NC	2021-01-07
Anne Klein	Charlotte, NC	2021-01-07

Name	Location	Date
Leigh Cobb	Johns Island, SC	2021-01-07
janie stelling	Johns Island, SC	2021-01-07
Richard Moxley	Johns Island, SC	2021-01-07
Georgene Spevetz Spevetz	Trenton, MI	2021-01-07
Jon Cruz	Exton, US	2021-01-07
Jaeden Stewart	Tacoma, US	2021-01-07
Jeri Ruck	Northville, US	2021-01-07
Ellen Berrier	Johns Island, SC	2021-01-07
Jailyn Heredia	Mesa, US	2021-01-07
Sydney Robinson	Halfmoon, US	2021-01-07
Anita Tymrak	San Tan Valley, US	2021-01-07
Jim Cannata	Charlotte, NC	2021-01-07
Violet Virusso	Malden, US	2021-01-07
Reagan Jackson	Charlotte, NC	2021-01-07
Lorenzo Cecchini	Los Angeles, US	2021-01-07
Chyla Monroe	Tulsa, US	2021-01-07
Brandon Leigh Lawrence	Austin, US	2021-01-07
Ty Cobb	Johns Island, SC	2021-01-07
Molly Repovich	Plainfield, US	2021-01-07
Deanna Adams	Columbus, US	2021-01-07
Monica Zurn	Lake City, US	2021-01-07
David Cowart	Cincinnati, OH	2021-01-07

Name	Location	Date
Patricia Gatens	Johns Island, SC	2021-01-07
Angela Rhyne	Charlotte, NC	2021-01-07
JOHN MILLER	Johns Island, SC	2021-01-07
Savana Escobar	Fort Worth, US	2021-01-07
kaitlin lane	midlothian, US	2021-01-07
mia bhat	Frisco, US	2021-01-07
Jamie Aagard	Salt lake, US	2021-01-07
belinda Carpenter	Macon, US	2021-01-07
Kaitlyn Franklin	Florissant, US	2021-01-07
Alex Jackson	Hartford, US	2021-01-07
Terrie Williams	Vidor, US	2021-01-07
mEH bEH	Strrt, US	2021-01-07
anna fossi	New Milford, US	2021-01-07
adam turnip	Auburn, US	2021-01-07
Oh shit	Muskogee, US	2021-01-07
Gabriella Dandelion	Queens, US	2021-01-07
Emmanuel Ramirez	Covina, US	2021-01-07
Henry Butler	Southampton, US	2021-01-07
Lincoln Grench	Saint Louis, US	2021-01-07
Scott Nicoll	Oxnard, US	2021-01-07
Kwobeer Obang	Fort Worth, US	2021-01-07
Emily Garcia	Weslaco, US	2021-01-07

Name	Location	Date
kiley heffelfinger	brewster, US	2021-01-07
Tiffani M. Rodriguez	San Diego, US	2021-01-07
J S	Fountain Valley, US	2021-01-07
m r	gaytown, US	2021-01-07
Breeasha Markus	Salt Lake City, US	2021-01-07
dawn smity	Tampa, US	2021-01-07
Anonymous E	Raleigh, US	2021-01-07
Jaylee Martinez	Palmdale, US	2021-01-07
Justin Kaufman	Fort Wayne, US	2021-01-07
E E	Hingham, US	2021-01-07
Gabriel Siqueira	Newark, US	2021-01-07
poop sock	US	2021-01-07
olivia mcguire	Dallas, US	2021-01-07
Isaiah Douglas	Muskegon, US	2021-01-07
Kaelyn Harris	Elkridge, US	2021-01-07
. Somebody	US	2021-01-07
anaiyah depina	Bridgeport, US	2021-01-07
Sofia Salazar	Downey, US	2021-01-07
Sienna Heinemann	Wichita, US	2021-01-07
Lucy M	Germantown, US	2021-01-07
Joseph Hauser	Buffalo, NY	2021-01-07
Galileo Galaviz	Coachella, US	2021-01-07

Name	Location	Date
Charli cain	Bethesda, US	2021-01-07
Malaya Cernat	Colorado Springs, US	2021-01-07
Sophie Christy	Canal Winchester, US	2021-01-07
yoan Francisco leon	Miami, US	2021-01-07
Olivia Polsley	Bellevue, US	2021-01-07
Angelina Decarlo	Pittsburgh, US	2021-01-07
Alisha Ramos	Delano, US	2021-01-07
Max Wiedmaier	US	2021-01-07
tara wheeler	Oakton, US	2021-01-07
Haley Scully	Ankeny, US	2021-01-07
Christy Ji	Highland, US	2021-01-07
Sarah Ivory	Dudley, US	2021-01-07
Derek Uvanni	Rome, US	2021-01-07
Angelica Garcia	Arkadelphia, US	2021-01-07
Elizabeth stryckerElizabethStrycker	Eaton, US	2021-01-07
John Henry Murray	San Rafael, US	2021-01-07
Rick Miner	District Heights, US	2021-01-07
Grace Janco	Collingswood, US	2021-01-07
jose r	Staten Island, US	2021-01-07
Cennedi Ryan	Des Moines, US	2021-01-07
Lyn Story	Burley, US	2021-01-07

Name	Location	Date
Christina Rayfield	Baytown, US	2021-01-07
Layla Drummond	Silver Spring, US	2021-01-07
Ani Winters	Los Angeles, US	2021-01-07
Ashleigh Brackett	Lithia Springs, US	2021-01-07
Michael Walker	Jane Lew, US	2021-01-07
Esperanza Gil	El Sobrante, US	2021-01-07
Lucy Marin	Atlanta, US	2021-01-07
Fern Brogdon	Livonia, US	2021-01-07
Alana Alexander	Saint Albans, US	2021-01-07
Christine Stern	Paso Robles, US	2021-01-07
Sammy Sammy	Desoto, US	2021-01-07
Kay Pee	US	2021-01-07
Wendy Williams	atlanta, US	2021-01-07
jazzmyne brooks	Dallas, US	2021-01-07
Travis Martin	Ashland, KY	2021-01-07
Joy Wilson	Las Vegas, US	2021-01-07
Francis Boateng	Mcleansville, US	2021-01-07
Anna isabella	New York, US	2021-01-07
Adriana Moya	San Leandro, US	2021-01-07
Jacqueline Clay	Reno, US	2021-01-07
Hannah Chesson	Woodstock, US	2021-01-07
Lisa Triolo	Charlotte, US	2021-01-07

Name	Location	Date
Alex Kindschi	McFarland, US	2021-01-07
laura garcia	Fayetteville, US	2021-01-07
charlanne zepf	Alpharetta, US	2021-01-07
olivia milliner	Salt Lake City, US	2021-01-07
katherine bray	Reston, US	2021-01-07
Toster Cain	Duluth, US	2021-01-07
Hayden Horn	Visalia, US	2021-01-07
Jamie Tankovich	US	2021-01-07
Maria James	Farmington, US	2021-01-07
Ismael Rojas	Umatilla, US	2021-01-07
Linda Pack	Lawson, US	2021-01-07
Makayla Amonte	Greenville, US	2021-01-07
Marisa Monreal	US	2021-01-07
Libby Hooper	Brentwood, US	2021-01-07
Megan stalnaker	Columbus, US	2021-01-07
Carlisa Defreitas	Brooklyn, US	2021-01-07
Scarlette Ayala	Los Angeles, US	2021-01-07
Ash R	Columbia, US	2021-01-07
Nikhaar Kishnani	East Brunswick, US	2021-01-07
Ryan Day	Omaha, US	2021-01-07
Ian Soberano	Cherry Hill, US	2021-01-07
Garrett Nagel	Powell, US	2021-01-07

Name	Location	Date
elias arias	new york, US	2021-01-07
Kiah Reynolds	Charlotte, US	2021-01-07
Vasudha Lingam	San Jose, US	2021-01-07
Laila Hilton	Denver, US	2021-01-07
Benjamin Tuit	Grand Rapids, US	2021-01-07
Savanna Brewer	Florence, US	2021-01-07
Richard Le	Lawrenceville, US	2021-01-07
Ruth Ann Henderer	Johns Island, SC	2021-01-07
Victoria Quint	Johns Island, SC	2021-01-07
Michael Quint	Johns Island, SC	2021-01-07
Kate Hatcher	Johns Island, SC	2021-01-07
Paul Poduri	Kiawah, SC	2021-01-07
William Davis	Kiawah Island, SC	2021-01-07
Steve Green	Johns Island, SC	2021-01-07
Michael Kenney	Johns Island, SC	2021-01-07
Anne Herndon	Kiawah Island, SC	2021-01-07
Michael Foley	Johns Island, SC	2021-01-07
Mike Mayhall	Johns Island, SC	2021-01-07
Cindy House	Johns Island, SC	2021-01-07
Tom Sewell	Johns Island, SC	2021-01-07
Beth Wilson	Philadelphia, US	2021-01-07
Thomas Bertino	Buffalo, US	2021-01-07

Name	Location	Date
Tasheba Buckles	Maitland, US	2021-01-07
Billy Reinschmidt	Ledyard, US	2021-01-07
Georgiana Michels	Little Rock, AR	2021-01-07
Ella Entertainment	Baltimore, US	2021-01-07
Omar Davis	Austin, US	2021-01-07
Susan Nordberg	Columbia, US	2021-01-07
Michaela Wooten	Carrollton, US	2021-01-07
Derrian Kelly	Las Vegas, US	2021-01-07
Gol Khalili	Los Angeles, US	2021-01-07
Sandy Baldar	Murietta, US	2021-01-07
Shayla Carrera	Nashville, US	2021-01-07
Ronnie Curtis	Spokane, US	2021-01-07
Rebekah D Cook	Murfreesboro, US	2021-01-07
Harmonie Cooper	Reno, US	2021-01-07
Hala Kasem	Brooklyn, US	2021-01-07
Tatum Costello	San Ramon, US	2021-01-07
Lily Kirby	Stockton, US	2021-01-07
Alexa Mack	Rapid City, US	2021-01-07
aerlia salem	US	2021-01-07
Brooke Colekan	Phenix City, US	2021-01-07
Lily Ramirez	Dallas, US	2021-01-07
Heli P	Fountain Hill, US	2021-01-07

Name	Location	Date
adaliz barrero	Houston, US	2021-01-07
Taylor Samsel	Austin, US	2021-01-07
Kathy Natoli	Johns Island, SC	2021-01-07
Aymee Aguilar	Houston, US	2021-01-07
barbara bemis	Manchester, US	2021-01-07
Jacob Bocian	Allendale, US	2021-01-07
Adrian Mcqueen	Harrison, US	2021-01-07
david Kleisler	Babylon, US	2021-01-07
lailani causey	Miami, US	2021-01-07
Gali Escobedo	Salina, US	2021-01-07
vania romero	Santa Ana, US	2021-01-07
Courtney Stringer	Calera, US	2021-01-07
Amara Syed	New York, US	2021-01-07
Zach Cobb	Columbus, US	2021-01-07
Jessica Barreno Weatherspoon	Los Angeles, US	2021-01-07
Jiffy Productions	US	2021-01-07
Bronwyn Leonard	Ocean City, US	2021-01-07
Maddy Baszucki	Palo Alto, US	2021-01-07
sophia wilkes	Cary, US	2021-01-07
rominie sok	Nashville, US	2021-01-07
kokichi ouma	Fresno, US	2021-01-07
Porsha Lewis	Lees Summit, US	2021-01-07

Name	Location	Date
D Hammond	Philadelphia, US	2021-01-07
Brent baker	weston, US	2021-01-07
Jadzia Luevano	Corpus Christi, US	2021-01-07
Sam Miller	Indianapolis, US	2021-01-07
Dipty Parikh	Edmond, US	2021-01-07
Jonae Anderson	Fayetteville, US	2021-01-07
Andrew Murtha	Guilford, US	2021-01-07
Gabriela Banuelos	Denver, US	2021-01-07
CARLOS Collins	New Albany, US	2021-01-07
Amelia Mas	Blue Island, US	2021-01-07
Peyton Hicks	Alpharetta, US	2021-01-07
Char Lubay	Honolulu, US	2021-01-07
Christopher Jones	Chicago, US	2021-01-07
Bowman Jordan	Johns Island, SC	2021-01-07
Whitney Anderson	Falls Church, VA	2021-01-07
John Zlogar	Johns Island, SC	2021-01-07
Thad peterson	Johns Island, SC	2021-01-07
Charlene Arrington	Kiawah Island, SC	2021-01-07
Dave Osborne	Lexington, KY	2021-01-08
Caroline Hills	Charlotte, NC	2021-01-08
Craig Sedmak	Johns Island, SC	2021-01-08
Rachel Mattox	Georgetown, GA	2021-01-08

Name	Location	Date
Gloria Close	Spartanburg, SC	2021-01-08
Rebekah LeMon	Decatur, GA	2021-01-08
Linda Catlin	Johns Island, SC	2021-01-08
Elizabeth Beaman	Jersey City, NJ	2021-01-08
Shaelyn Green	Johns Island, SC	2021-01-08
Pat Baumann	Atlanta, GA	2021-01-08
Kurt Hamler	Dayton, OH	2021-01-08
Alex Hamler	Dayton, OH	2021-01-08
Joel Lemon	Decatur, GA	2021-01-08
Mona Pruett	Kiawah Island, SC	2021-01-08
Jo Schmid	Johns Island, SC	2021-01-08
Jane Iwan	Johns Island, SC	2021-01-08
Ron Arrington	Kiawah, SC	2021-01-08
Emily Crouch	Highland village, US	2021-01-08
Paige Lefevre	Ada, US	2021-01-08
Donna Cometa	Rochester, US	2021-01-08
ellie leon	Stroudsburg, US	2021-01-08
Brenda vine	Lockport, US	2021-01-08
Anastasia Sultchouk	Lodi, US	2021-01-08
Nancy Conkel	Wheelersburg, US	2021-01-08
Izzie Shearer	Rockville, US	2021-01-08
Pat Knoop	San Jose, US	2021-01-08

Name	Location	Date
Tinali Chitekwe	Duluth, US	2021-01-08
Erka Monatibe	Raleigh, US	2021-01-08
Katherine Walker	Orlando, US	2021-01-08
Jimena Moran Agustín	Long Island riverhead, US	2021-01-08
fgenesis alcala	Pacoima, US	2021-01-08
Joshua Menze	Omaha, US	2021-01-08
Londyn Matthews	Houston, US	2021-01-08
yeet yeetus	cape coral, US	2021-01-08
Ashley Hughes	Bay City, US	2021-01-08
Susan Zahn	Johns Island, SC	2021-01-08
Lisa Quadrini	Johns Island, SC	2021-01-08
David Drye	Johns Island, SC	2021-01-08
Leslie Sonnenberg	Johns Island, SC	2021-01-08
Ed Harris	Johns Island, SC	2021-01-08
Kirk Mortimer	Johns Island, SC	2021-01-08
Gina Boyle	Johns Island, SC	2021-01-08
Mary Houston	Johns Island, SC	2021-01-08
susan tynan	Johns Island, SC	2021-01-08
Julia Goldstein	Narberth, PA	2021-01-08
Steve Rohm	Seabrook Island, NC	2021-01-08
Kenneth Knapp	Johns Island, SC	2021-01-08
Tracy Brea	Charlotte, NC	2021-01-08

Name	Location	Date
ERIC ANDERSON	Arlington, VA	2021-01-08
Panky Wasson	Johns Island, SC	2021-01-08
Elizabeth F Cobb	Johns Island, SC	2021-01-08
Alysia Clarkson	Johns Island, SC	2021-01-09
Valerie Holmstrok	Johns Island, SC	2021-01-09
Christine Evans	Kiawah Island, SC	2021-01-09
Suzanne Sheridan	Johns Island, SC	2021-01-09
Michael Swank	Johns Island, SC	2021-01-09
Nancy Lund	Johns Island, SC	2021-01-09
Cindy Knapp	Johns Island, SC	2021-01-09
Richard Fishburn	Johns Island, SC	2021-01-09
Christine Motamed	Johns Island, SC	2021-01-09
Julia McQuade	Johns Island, SC	2021-01-09
Dee Dee Cable	Maryville, TN	2021-01-10
Joyce Nothwang	Johns Island, SC	2021-01-10
Jane Cottingham	Johns Island, SC	2021-01-10
Suzanne Echemendia-Wirth	Johns Island, SC	2021-01-10
Jennifer Echemendia-Wirth	Johns Island, SC	2021-01-10
Blair Pugh	Johns Island, SC	2021-01-10
Leighton Pugh	Charleston, SC	2021-01-10
Ted Stefanov	Massillon, OH	2021-01-10
Alex Avinger	Charleston, SC	2021-01-10

Name	Location	Date
Susan McLaughlin	Johns Island, SC	2021-01-10
Paul McLaughlin	Johns Island, SC	2021-01-10
Ann-Stewart Boss	Johns Island, SC	2021-01-10
William Baker	Johns Island, SC	2021-01-10
Daniel Koval	Rye, NY	2021-01-10
Michael Bryan	Johns Island, SC	2021-01-10
Kevin Bangston	Johns Island, SC	2021-01-10
Mark Bosko	Johns Island, SC	2021-01-10
Robert Bush	Johns Island, SC	2021-01-10
Terry Wade	Johns Island, SC	2021-01-10
andy malinofsky	MARIETTA, GA 30066, GA	2021-01-10
Will Patience	Wauconda, US	2021-01-10
Sergio Gomez	Norman, US	2021-01-10
Kelley Beavers	Ozark, US	2021-01-10
Maria Berganza	West Covina, US	2021-01-10
Nick Robinett	Loudon, US	2021-01-10
C M	Valencia, US	2021-01-10
Patricia Walrath	Erie, US	2021-01-10
naomi maxwell	Jacksonville, US	2021-01-10
Katelynn Joyce Elena Stallworth	Port Saint Joe, US	2021-01-10
Jude Spencer	New York, US	2021-01-10
Savannah Douglas	Battle Ground, US	2021-01-10

Name	Location	Date
Michelle Dail	Hampton, US	2021-01-10
aman c	Morristown, US	2021-01-10
Emika Xavier	Jamaica, US	2021-01-10
Mike Hebert	El Cajon, US	2021-01-10
Marie Heimann	Winter Haven, US	2021-01-10
Caleb Reighard	Bridgeville, US	2021-01-10
Jennifer Kivett	Charlotte, US	2021-01-10
Taffy Williams	Yonkers, US	2021-01-10
Julie Corral	Oakland, US	2021-01-10
Ansley Shoemaker	World Golf Village, US	2021-01-10
Kristine Dornbusch	Des Moines, US	2021-01-10
Maurice Isaac	Johns Island, SC	2021-01-10
Catherine Moninger	3278 Privateer Creek Road, Seabrook Island, SC	2021-01-10
Dolores Payne	Johns Island, SC	2021-01-10
Ted Thompson	Seabrook Island, SC	2021-01-10
Mike Schachet	Johns Island, SC	2021-01-10
Martha Friesinger	Johns Island, SC	2021-01-10
Margaret Van Voorhis	Johns Island, SC	2021-01-10
Henry Hunt	Kiawah Island, SC	2021-01-10
PC Murphy	Johns Island, SC	2021-01-10
Keith Murphy	Richmond, VA	2021-01-10

Name	Location	Date
Joanne Fagan	Johns Island, SC	2021-01-10
suzanne quentz	Miami, FL	2021-01-10
Amy Doyle	Johns Island, SC	2021-01-10
Laura Hickey	Johns Island, SC	2021-01-10
Brian Hickey	Johns Island, SC	2021-01-10
Darlene Hickey	Johns Island, SC	2021-01-10
Ann Carolan	Charleston, SC	2021-01-10
Phyllis Mikula	Johns Island, SC	2021-01-10
Lynn Baker	Johns Island, SC	2021-01-10
joseph King	Fairfield, CT	2021-01-10
Charlene Barker	Johns Island, SC	2021-01-10
William Bane	Johns Island, SC	2021-01-10
Spencer Clary	Johns Island, SC	2021-01-10
Michael Murkley	Wayne, PA	2021-01-10
Lynne Richards	Johns Island, SC	2021-01-10
Elaine Mansfield	Johns Island, SC	2021-01-10
Matthew Yelverton	Seabrook Island, SC	2021-01-10
Joe Greer	Winter Garden, FL	2021-01-10
Thomas Gillis	Johns Island, SC	2021-01-10
Mary Monaldo	Haverhill, MA	2021-01-10
Jimmy Nicholson	John's Island, SC	2021-01-10
steve pugh	seabrook island, SC	2021-01-10

Name	Location	Date
Mike Elkins	Johns Island, SC	2021-01-10
Andy Allen	Johns Island, SC	2021-01-10
Charles Zaglin	Johns Island, SC	2021-01-10
Karin Elkins	Johns Island, SC	2021-01-10
Diane Stewart	Johns Island, SC	2021-01-10
Pamela Putman	Johns Island, SC	2021-01-10
Janet Fine	Johns Island, SC	2021-01-11
Wendy Donaghue	Johns Island, SC	2021-01-11
George Cox	Monroe, NC	2021-01-11
Steve Courtney	Johns Island, SC	2021-01-11
Deborah Finkelstein	Johns Island, SC	2021-01-11
Jo Eisenhower	Johns Island, SC	2021-01-11
Rhonda Douglas	Johns Island, SC	2021-01-11
Kelly Ellsworth	Johns Island, SC	2021-01-11
Jim Eisenhower	Johns Island, SC	2021-01-11
Mary Perugini	Johns Island, SC	2021-01-11
Duane Beeler	John's island, SC	2021-01-11
Cassandra Edwards	Johns Island, SC	2021-01-11
Tracey Kirchoff	Johns Island, SC	2021-01-11
Colleen and Arthur Swinhart	Johns Island, SC	2021-01-11
Tyler Murkley	Seabrook Island, SC	2021-01-11
Theodore Fine	Johns Island, SC	2021-01-11

Name	Location	Date
Steve Pollock	Seabrook Island, SC	2021-01-11
Kristi Kirchoff	Johns Island, SC	2021-01-11
Brian Kirchoff	Johns Island, SC	2021-01-11
catherine Isaac	Albuquerque, NM	2021-01-11
Gail Reid	Johns Island, SC	2021-01-11
James DiLella	Johns Island, SC	2021-01-11
Alison Frey	Johns Island, SC	2021-01-11
Luann Sweeney	Johns Island, SC	2021-01-11
John Lagana	Johns Island, SC	2021-01-11
charles goldsmith	washington, US	2021-01-11
DONNA Leavitt	Toms River, US	2021-01-11
Martha Hawkins	Johns Island, SC	2021-01-11
Caitlin Burks	Fairway, US	2021-01-11
Dan Aquino	Somerset, US	2021-01-11
Liam R	Scarborough, US	2021-01-11
Laura owens	Niles, US	2021-01-11
Daniel Moninger	Kiawah Island, SC	2021-01-11
Elizabeth Coaxum	Johns Island, SC	2021-01-11
Blaine Nocero	Orlando, US	2021-01-11
Tammy Coble	Royse City, US	2021-01-11
Jacob Ciupe	Park Ridge, US	2021-01-11
Mattison Clark	Manahawkin, US	2021-01-11

Name	Location	Date
Susan Culler Soden	Seabrook Island, SC	2021-01-11
Lillian Pintado	SAN LORENZO, US	2021-01-11
E. Vitro	O Fallon, US	2021-01-11
Ethan Dornberger	Pittsburgh, PA, US	2021-01-11
Haley Dye	Bentley, US	2021-01-11
Tessa Tritten	Burke, US	2021-01-11
Stephen Keefe	Johns Island, SC	2021-01-11
Dorothy Bowen	Johns Island, SC	2021-01-11
Michele Veiga	hamden, US	2021-01-11
Marsh Portmann	San Jose, CA	2021-01-11
Tomas Veiga	Boston, US	2021-01-11
Riley Devlin	Riverside, US	2021-01-11
Alexander Shonjani	US	2021-01-11
Kenzie Baker	Rockford, US	2021-01-11
Janet Peterson	Troy, US	2021-01-11
Jasmine Balls	Swartz Creek, US	2021-01-11
Madison Green	Bryant, US	2021-01-11
Stephanie Saul	Fairchild, US	2021-01-11
Trey Smith	Garland, US	2021-01-11
tatianna todd	Huntington Beach, US	2021-01-11
Denise Drake	Basalt, US	2021-01-11
Iris & Patty Yermak	Wilmington, US	2021-01-11

Name	Location	Date
Karen Long	New Martinsville, US	2021-01-11
Tracie Hawkinson	Minneapolis, MN	2021-01-11
audrey reynolds	Holland, US	2021-01-11
Tristan Bardin	Corpus Christi, US	2021-01-11
Lamanai Richardson	Jersey City, US	2021-01-11
Abbyy Rojass	North Las Vegas, US	2021-01-11
Monetta France	Indianapolis, US	2021-01-11
Jane Carlson	Seabrook Island, SC	2021-01-11
Dan Decker	Johns Island, SC	2021-01-11
Helen Yochum	Charleston, SC	2021-01-11
J Hartley Bowen	Kiawah Island, SC	2021-01-11
Melissa Newhall	Johns Island, SC	2021-01-11
Janet Schutz	Johns Island, SC	2021-01-11
Jane cronin	Johns Island, SC	2021-01-11
Joanne Gallivan	Johns Island, SC	2021-01-11
Steve Duckworth	Augusta, GA	2021-01-11
Elizabeth Trapani	Waimanalo, US	2021-01-11
Tiana Myar	Phoenix, US	2021-01-11
Rianne Van Onzen	Purmerend, US	2021-01-11
Emely Barrera	Buffalo, US	2021-01-11
Emily lugala	Austin, US	2021-01-11
Aubree Heil	Fairplay, US	2021-01-11

Name	Location	Date
Alyssa Glover	Memphis, US	2021-01-11
Zailyn Alcantara	Cliffside Park, US	2021-01-11
Astrid Munoz	NJ, US	2021-01-11
Karen Dunn	Morro Bay, US	2021-01-11
David Lin	Forest Hills, US	2021-01-11
Jessica Stuppi	Maplewood, US	2021-01-11
Melissa McCallin	miami, US	2021-01-11
emma constantine	sedro woolley, US	2021-01-11
John Doe	Moorpark, US	2021-01-11
Frankie Romero	Hesperia, US	2021-01-11
Sarah Ross	Rehoboth Beach, US	2021-01-11
Alex M	Menomonee Falls, US	2021-01-11
Marion Gerse	Woodland Hills, US	2021-01-11
Asli Tasci	Gainesville, US	2021-01-11
Lizzy Diaz	San Antonio, US	2021-01-11
Jason Barthel	US	2021-01-11
Rebecca Willis	US	2021-01-11
Dylan McKeown	Maynard, US	2021-01-11
Waqar Siddiq	Warren, US	2021-01-11
Shakayla Thomas	Compton, US	2021-01-11
Johnathan Wojniak	Avon Lake, US	2021-01-11
Elias Juracich	San Francisco, US	2021-01-11

Name	Location	Date
Gracie Bedoy	US	2021-01-11
Casey Boman	Damascus, US	2021-01-11
Kayla Jessup	Charlotte, US	2021-01-11
Annette Breton	Brookfield, US	2021-01-11
Donna McKee	Lederach, US	2021-01-11
Debbie W. Decker	Centereach, NY	2021-01-11
Taila Kwok	El Paso, US	2021-01-11
Jayda T	Shawnee, US	2021-01-11
Concepcion Gonzales	Irvine, US	2021-01-11
Lawrence Williams	Youngstown, US	2021-01-11
Zoe Sumner	Murfreesboro, US	2021-01-11
Perry Gx	Tustin, US	2021-01-11
evelyn ortiz	Olivehurst, US	2021-01-11
Lucy Smith	Lufkin, US	2021-01-11
Jarrett Cloud	Florham Park, US	2021-01-11
Lucas Sastre	Hollywood, US	2021-01-12
Charlie Raskopf	Darien, US	2021-01-12
Hagar Abdelaal	Hershey, US	2021-01-12
Taylor Bengough	Omaha, US	2021-01-12
chelsea youngs	Seattle, WA	2021-01-12
Jeff Pirkle	Cumming, US	2021-01-12
Valerie Korniewicz	Johns Island, SC	2021-01-12

Name	Location	Date
Richard Smith	Johns Island, SC	2021-01-12
Garry Nelson	Johns Island, SC	2021-01-12
Jeffrey Weingarten	Johns Island, SC	2021-01-12
Doug Fagan	Johns Island, SC	2021-01-12
Katie Kirchoff	Mount Pleasant, SC	2021-01-12
Chandler Saks	Deerfield, US	2021-01-12
Anthony Calderon	Homestead, US	2021-01-12
Anett Berindan	Brooklyn, US	2021-01-12
Amalia Maria	New York, US	2021-01-12
Gabriel Spanbroek	Boca Raton, US	2021-01-12
Hannah Barry	Lawrenceville, US	2021-01-12
Jesus Hay	Worcester, US	2021-01-12
bella perry	Flower Mound, US	2021-01-12
alayah robinson	Lutherville Timonium, US	2021-01-12
Brian O'Connell	Naugatuck, US	2021-01-12
Travis Foltz	US	2021-01-12
Bridget Stroner	Orland Park, US	2021-01-12
Cynthia Nambo	Chicago, US	2021-01-12
Tomya Winkler	Huntersville, NC	2021-01-12
Daniel Peters	Alpharetta, GA	2021-01-12
Karen Rowland	Johns Island, NC	2021-01-12
Marilyn Stott	Johns Island, SC	2021-01-12

Name	Location	Date
Keith Barnette	Johns Island, SC	2021-01-13
Gerry Geckle	Seabrook Island, SC	2021-01-13
Jackie Brooks	Johns Island, SC	2021-01-13
Virginia Pannill	Johns Island, SC	2021-01-13
Carrie Wick	Johns Island, SC	2021-01-13
Kenneth Oster	Seabrook Island, SC	2021-01-13
Elizabeth Sands	Wayne, PA	2021-01-13
Elizabeth Baker	Johns Island, SC	2021-01-13
Chris Ryan	Johns Island, SC	2021-01-13
Kim Sparks	Johns Island, SC	2021-01-13
Jerome McMahon	Johns Island, SC	2021-01-14
Bruce Van Voorhis	Johns Island, SC	2021-01-14
Renee Black	Johns Island, SC	2021-01-14
Melanie Crutchfield	Johns Island, SC	2021-01-14
Joseph Roberts	Johns Island, SC	2021-01-14
Brian Altemus	Johns Island, SC	2021-01-14
Jay Decker	Seabrook Island, SC	2021-01-14
Jane Lanfersiek	Johns Island, SC	2021-01-14
Kathy Kopnisky	Kiawah island, SC	2021-01-14
Mary Beth Kostukovich	Johns Island, SC	2021-01-14
Kimberly davis	Seabrook, SC	2021-01-14
Lennox Kohn	Charlotte, NC	2021-01-14

Name	Location	Date
April Gorski	Johns Island, SC	2021-01-14
BG M	US	2021-01-14
Toni Winans Winans	Johns Island, SC	2021-01-14
Brenda White	Johns Island, SC	2021-01-14
Julia Constable	Johns Island, SC	2021-01-14
Brenda Yovan	Johns Island, SC	2021-01-14
Ilse Calcagny	Johns Island, SC	2021-01-14
Lisa Floyd	Johns Island, SC	2021-01-14
sharon Pratt	Rochester, NY	2021-01-14
Jeanne Harold	Merrick, NY	2021-01-14
Anne Harold	Freeport, NY	2021-01-14
Kristen Harold	New York, NY	2021-01-14
Kelly Harold	West Hempstead, NY	2021-01-14
Herb White	Johns Island, SC	2021-01-14
Lauren Behan	Wantagh, NY	2021-01-14
Matthew Harold	New York, NY	2021-01-14
Emily Harold	New York, NY	2021-01-14
Christine Harold	Bronx, NY	2021-01-14
Laurinda Rapp	Johns Island, SC	2021-01-14
christine dudzik	Johns Island, SC	2021-01-14
Cynthia Smietana	Midlothian, VA	2021-01-14
Judy Duva	Bayville, NY	2021-01-14

Name	Location	Date
Betty Schleier	Mount Pleasant, SC	2021-01-14
George Harold	Valley Stream, NY	2021-01-14
Miranda Morrison	Dawsonville, GA	2021-01-14
Suzanne Von Ende	Johns Island, SC	2021-01-14
Johnny Sinclair	Charlotte, NC	2021-01-14
David Armstrong	Johns Island, SC	2021-01-14
Christine Taylor	Columbus, OH	2021-01-14
Dana Byron	SeaBrook Island, SC	2021-01-14
Mary Ann Montague	Johns island, SC	2021-01-14
Kaitlyn Harold	Brooklyn, NY	2021-01-14
Edward Harold	Johns Island, SC	2021-01-14
Timothy Finan	Johns Island, SC	2021-01-14
Ellen Harold	West Hempstead, NY	2021-01-14
Kevin Sanders	Johns Island, SC	2021-01-14
Pam Simione	Deerfield Beach, FL	2021-01-14
Richard Driggers	Rutherfordton, NC	2021-01-14
Tom Sivert	Johns Island, SC	2021-01-14
Bill Pratt	Roanoke, VA	2021-01-14
Thomas Hill	Johns Island, SC	2021-01-14
Philip Finn	Johns Island, SC	2021-01-14
Allan Stein	Johns Island, SC	2021-01-14
Chandler Kohn	Charleston, SC	2021-01-14

Name	Location	Date
Alton Chambers	Johns Island, SC	2021-01-14
Carl von Ende	Roswell, GA	2021-01-14
JOANN CANNON	Johns Island, SC	2021-01-14
Warren McCulloch	Seabrook island, SC	2021-01-14
John Lund	Johns Island, SC	2021-01-14
Elizabeth Quinn	Johns Island, SC	2021-01-14
Andrea Prettyman	Johns Island, SC	2021-01-14
Russell Baker	Mount Pleasant, SC	2021-01-14
Matt Baker	Johns Island, SC	2021-01-14
patricia king	Johns Island, SC	2021-01-14
Ellen Coughlin	Johns Island, SC	2021-01-14
Clyde Farmer	Johns Island, SC	2021-01-14
Amy Jordan	Johns Island, SC	2021-01-14
Roni Berttucci	Johns Island, SC	2021-01-14
Jane Hirsch	Johns Island, SC	2021-01-14
Laura Wendling	Seabrook Island, SC	2021-01-14
Jen Wensling	Kenosha, WI	2021-01-14
Penelope colby Mallory	Johns Island, SC	2021-01-14
Art Richards	Johns Island, SC	2021-01-14
Nancy Rich	Johns Island, SC	2021-01-14
Lori Kavanagh	Johns Island, SC	2021-01-14
Brenda Coker	Johns Island, SC	2021-01-14

Name	Location	Date
Nancy Pondelik	Johns Island, SC	2021-01-14
Joseph Mangiulli	Johns Island, SC	2021-01-14
Steve Wendling	Seabrook island, SC	2021-01-14
Ronald Coker	Johns Island, SC	2021-01-14
Kristen Gregory	Johns Island, SC	2021-01-15
Mary Meyers	Johns Island, SC	2021-01-15
Michael Cyra	Johns Island, SC	2021-01-15
Joel Pondelik	Johns Island, SC	2021-01-15
Angela Balarillo	Ladson, SC	2021-01-15
Mike Meyer	Johns Island, SC	2021-01-15
Emily Beaman	Madison, NJ	2021-01-15
ROBERT & DONNA LE FEVRE	Johns Island, SC	2021-01-15
James Douglas	Johns Island, SC	2021-01-15
Henry Joiner	Atlanta, GA	2021-01-15
Linda McLaughlin	Johns Island, SC	2021-01-15
Lynn Baker	Johns Island, SC	2021-01-15
Judy Fenney	Fort Lauderdale, FL	2021-01-15
LOUIS RAGUE	Dublin, OH	2021-01-16
John Kostyniuk	Johns island, SC	2021-01-16
Maura McIlvain	Johns Island, SC	2021-01-16
Tfxranese@gmail.com Ranese	Alexandria, VA	2021-01-16
Susan Coyne	Seabrook Island, SC	2021-01-16

Name	Location	Date
Kristi Long	Johns Island, SC	2021-01-17
Ron Sbordone	Cheshire, CT	2021-01-17
Blakely Kiefer	Johns Island, SC	2021-01-17
Diane Johnson	Raleigh, NC	2021-01-17
Leslie Calcagni	Palm Beach Gardens, FL	2021-01-17
Melissa Burns	Charlotte, NC	2021-01-17
Jean Nisbet	Johns Island, SC	2021-01-18
LEILA Cuthbertson	Johns Island, SC	2021-01-18
Rete Morgan	Johns Island, SC	2021-01-18
Paula Treckel	Johns Island, SC	2021-01-18
Mark Winkler	Huntersville, NC	2021-01-18
NANCY BURT	Johns Island, SC	2021-01-18
Michael Miernicki	Johns Island, SC	2021-01-18
Celia Toraya	Johns Island, SC	2021-01-19
Andrea Thomson	Johns Island, SC	2021-01-19
Dee Barnette	Johns Island, SC	2021-01-19
Julie Ostering	Montclair, NJ	2021-01-20
John Ostering	Verona, NJ	2021-01-20
Helene DeCandia	Brooklyn, NY	2021-01-20
Tim ORourke	Berlin, CT	2021-01-20
Annette Finnegan	Charleston, SC	2021-01-21
Macy Ciriaco	San Francisco, US	2021-01-21

Name	Location	Date
Victoria A.	South Holland, US	2021-01-21
Lauren Miller	Denver, US	2021-01-21
Finn Brown	Toms River, US	2021-01-21
Emilio Ovalle	Havertown, US	2021-01-21
Vanessa Hernandez	Lexington, US	2021-01-21
Aiden Ruiz	Rockville, US	2021-01-21
Kirsten Locklear	Bennettsville, US	2021-01-21
Giampiero Mariani	Brooklyn, US	2021-01-21
Denise Brown	Liberty, US	2021-01-21
Trinity Tyus	Kansas City, US	2021-01-21
Tyler Rogers	Ashburn, US	2021-01-21
Bety Haile	Buffalo, US	2021-01-21
hali moe	Sterling, US	2021-01-21
Ellie Dobson	Riverside, US	2021-01-21
Katy Jo Stagman	Stevensville, US	2021-01-21
Robin Watts	Bokeelia, US	2021-01-21
Money Iz Life DOLLADOLLA	Boyton beach, US	2021-01-21
Trena Anderson	Buda, US	2021-01-21
Ashley Shadrock	San Antonio, US	2021-01-21
maddie benham	Corpus Christi, US	2021-01-21
Christine Cazee	Murfreesboro, US	2021-01-21
emily coyle	US	2021-01-21

Name	Location	Date
Natalie Cerda	Elgin, US	2021-01-21
In Need of real change	Grafton, US	2021-01-21
Robert Ortiz	San Francisco, US	2021-01-21
Sophia Gonzalez	Houston, US	2021-01-21
Steven Carroll	Johns Island, Guadeloupe	2021-01-24
Amy Lazarus	Johns Island, SC	2021-01-24
Darrin Moore	Johns Island, SC	2021-01-24
Vicki Couch	New Castle, PA	2021-01-29
Jim Friesinger	Johns Island, SC	2021-02-06
Terri Dovell	Charleston, SC	2021-02-07
John Morrison	Asheville, NC	2021-02-10
Patricia Dillon	Johns Island, SC	2021-02-12
Camley Zogby Hitti	Johns Island, SC	2021-02-14
Leroy Blake	Johns Island, SC	2021-02-15
Donna Koval	Johns Island, SC	2021-02-15
Karen Wlodarski	Johns Island, SC	2021-02-16
John Alexander	Greenville, SC	2021-02-17
Jackie Fuller	Kiawah island, SC	2021-02-17
Danielle Snider	Charleston, SC	2021-02-17
Ben Smith	Johns island, SC	2021-02-17
Austin Lehr	Charlotte, NC	2021-02-17
Patricia Martin	Johns Island, SC	2021-02-17

Name	Location	Date
Suzanne Bostick	Johns Island, SC	2021-02-17
Ma Golden Bear	Johns Island, SC	2021-02-17
Susan Montgomery	Johns Island, SC	2021-02-17
Kiera Cohen	Johns Island, SC	2021-02-17
richard ray	Johns Island, SC	2021-02-17
Peter Rubino	Johns Island, SC	2021-02-18
Louise young	Charleston, SC	2021-02-18
Craig Heath	Kiawah Island, SC	2021-02-18
Heidi Nowak	Johns Island, SC	2021-02-18
Joy Dellapina	Johns Island, SC	2021-02-18
Cheryl Bailey	Johns Island, SC	2021-02-18
Barbara Rawson	johns island, SC	2021-02-18
Victoria Jilote	Charleston, SC	2021-02-18
Myra Denué	Johns Island, SC	2021-02-18
Dennis Rubino	John's island, SC	2021-02-18
John McMurray	Johns Island, SC	2021-02-18
Nora Kravec	Johns Island, SC	2021-02-18
Kathy Usher	Johns Island, SC	2021-02-18
Kelly Matson	Morrisville, NC	2021-02-18
Joseph Anthony	West Palm Beach, FL	2021-02-18
Kathy Forman	Savannah, GA	2021-02-19
Dana Dawson	Wadmalaw Island, SC	2021-02-19

Name	Location	Date
Charlie Giordano	Clifton, NJ	2021-02-19
Ashley Jenkins	Johns Island, SC	2021-02-20
Debbie Lehr	Charlotte, NC	2021-02-20
Molly Magoo	US	2021-02-20
Michael Merrill	Charleston, SC	2021-02-21
Lisa White	Johns Island, SC	2021-02-21
Claude Jones	Powdersville, SC	2021-02-21
Pontea Dixon	Kiawah Island, SC	2021-02-21
John Moore	Kenner, LA	2021-02-21
Harry Bell	Charleston, WV	2021-02-21
Deadra Duncan	Haymarket, VA	2021-02-21
Amelia Wilkinson	Johns Island, SC	2021-02-21
John Coleman	Charlotte, NC	2021-02-21
William Hull	Johns Island, SC	2021-02-21
Nalini Rogers	Johns Island, SC	2021-02-21
R. Susinno	Johns Island, SC	2021-02-21
Tish Miller	Germantown, MD	2021-02-21
Edward Nelson	Johns Island, SC	2021-02-21
Lauren Rose	Kiawah Island, SC	2021-02-21
Sally Henrich	Johns Island, SC	2021-02-21
James Schwarm	Johns Island, SC	2021-02-21
Colin Harley	Johns island, NC	2021-02-21

Name	Location	Date
Martin Rose	Bethesda, MD	2021-02-21
Phillip Peters	Johns Island, SC	2021-02-21
John Moffitt	Johns Island, SC	2021-02-21
Cailin Wang	Oak Park, US	2021-02-21
Katy Travis	Tiffin, US	2021-02-21
Nia Curry	Anderson, US	2021-02-21
Anne Sedlak	Johns Island, SC	2021-02-21
Christopher Tom	Pleasantville, US	2021-02-21
Vivian Seidenstucker	Caldwell, US	2021-02-21
Kayla Helmer	Luling, US	2021-02-21
Lisa Cleary	Camden, US	2021-02-21
Nathan Corley	Melbourne, US	2021-02-21
Joanne Rosenfeld	Statesville, NC	2021-02-21
Kim Rolph	Kiawah, SC	2021-02-21
Laura Coleman	Kiawah, SC	2021-02-21
Bonnie Carpenter	Eden Prairie, MN	2021-02-21
Jon Dixon	Charlotte, NC	2021-02-22
Karen Rosenberg	Johns Island, SC	2021-02-22
emma ames	Johns Island, SC	2021-02-22
Nan Bremble	Doylestown, PA	2021-02-22
Michael Shalosky	Johns Island, SC	2021-02-22
Doug Horack	Johns Island, SC	2021-02-22

Name	Location	Date
Karen Fisher	Kiawah Island, SC	2021-02-22
John parry	Johns Island, SC	2021-02-22
Kevin Uckert	Johns Island, SC	2021-02-22
Susan Crafton	Kiawah Island, SC	2021-02-22
Whitney Presutti	Hingham, MA	2021-02-22
William Fisher	Englewood, CO	2021-02-22
Richard Ames	Johns Island, SC	2021-02-22
Renee Webb	Kiawah Island, SC	2021-02-22
Judy Grady	Johns Island, SC	2021-02-22
Robert Donner	Livingston, NJ	2021-02-22
Maggie Skinker	Columbia, SC	2021-02-22
Karen Watkins	Charlotte, NC	2021-02-22
John Kinney	Chicago, IL	2021-02-22
patricia coppola	Louisville, KY	2021-02-22
Charles Cater	Kiawah island, SC	2021-02-22
John Kramer	Marshfield, US	2021-02-22
Kimberlee Davis	Tarpon Springs, US	2021-02-22
Sam Yu	Albuquerque, US	2021-02-22
Daniel O'Brien	MILTON, US	2021-02-22
CRYSTAL  MARSHALL 	Howland, US	2021-02-22
Fabian Castellanos	Coachella, US	2021-02-22
Ashleigh Wiersma	Claremont, US	2021-02-22

Name	Location	Date
Fletch & Charlotte Kelly	Simsbury, CT	2021-02-22
Dan Reinberg	Johns Island, SC	2021-02-23
Jennifer McKenzie	Johns Island, SC	2021-02-23
Christian Bird	Johns Island, SC	2021-02-23
Marcia Koch	Louisville, KY	2021-02-23
LeeAnne Lan	Johns Island, SC	2021-02-23
Preston McKenzie	Johns Island, SC	2021-02-23
Kathy balogh	Johns Island, SC	2021-02-23
Howard Ragsdale	Brentwood, TN	2021-02-23
Pia Geraghty	Charleston, SC	2021-02-23
Janine Cichon	Park Ridge, IL	2021-02-23
Larisa Nonn	Kiawah island, SC	2021-02-23
Elizabeth Franklin	Charlotte, NC	2021-02-23
Brian McAnaney	Johns Island, SC	2021-02-23
Thomas Boswell	Johns Island, SC	2021-02-23
Rajan Govindan	Johns Island, SC	2021-02-23
Bobbi Collins	Annapolis, MD	2021-02-24
Jennifer Mansfield	Charlotte, NC	2021-02-24
cheryl boswell	Johns Island, SC	2021-02-28
Pete Carlson	Charlotte, NC	2021-02-28
Donna Reinbolt	Seabrook Island, SC	2021-03-01
Delores Campbell	Charlotte, NC	2021-03-02

Name	Location	Date
Jennifer Yokimishyn	Johns Island, SC	2021-03-04
Conrad Kottak	Johns Island, SC	2021-03-04

Kelly and Pam Skinner
Fairview Plantation Road
Wadmalaw Island, SC 29487

March 2, 2021

Charleston County Planning Commission
4045 Bridge View Dr.
North Charleston, SC 29405

Re: *ZREZ-01-21-00122: Request to rezone from Single-Family Residential 4 (R-4) to PD-178, Sea Island Golf, to allow for outdoor recreation, a café, and an educational exhibit*

Dear Planning Commission Members,

We are writing in opposition to the parcel re-zoning of 4455 Betsy Kerrison Parkway for several reasons:

- A) Inappropriate land use conflicting with the Comprehensive Plan
- B) Misgivings of the project itself
- C) Misuse of the Planned Development (PD)

We agree with staff's response that "***the proposed Planned Development is not consistent with the Comprehensive Plan***", but in our opinion the nature of the project is out of character with the area as well. Miniature golf courses with associated food & beverage shops catering largely to vacationing seasonal vacationers does not align with the historical preservation of the community or the historical significance of this region and culture.

Personal opinions of a miniature golf course aside; this project on that site is not an appropriate land use and there are other spaces more central on Johns Island in the commercial corridors where this would be more suitable (replacing one of the countless storage facilities would be welcome). Various families and organizations voicing support for this project would just as likely support, attend, and utilize these golf courses were they developed in the commercial corridors.

Applicants' proposed planned development essentially provides additional commercial options already available within 1 mile of the site where cafes, coffee shops, ice cream shops, sandwich shops and other stores are in direct competition for largely seasonal vacationers (Fresh Fields and Bohicket Marina), and as stated the recreational aspect of the project is better suited to the commercial overlay district.

Traffic impact is certainly important to consider and while the traffic studies provided present a lot of data, it's limited to the immediate locale and fails to consider beyond Betsy Kerrison to the current 2-lane feeders to this project destination from River Road and Bohicket Road and the bi-directional impact to these already stressed roads. Any project proposed to provide activities for the island's residential and vacationing customers needs to more broadly assess the bigger impacts.

More concerning than the project though is the use of the Planned Development "nuclear approach" to circumvent zoning intentions established long ago and recognized and respected by neighboring landowners.

Charleston County's Comprehensive Plan Appendix 4 p173 outlines the use of Planned Developments as a basic tool for carrying out the land use strategies in the Comprehensive Plan elements.

Section A ii references how Planned Developments are to be used in Charleston County as provided for by County Council. Council clearly aligned the county's use to the goals of the SC Enabling Act for Comprehensive Planning and Council further defined planned development principles including:

- Allow for flexibility in development of property proposing a single or multi-use that will result in *“improved design, character, quality of new or redesigned developments, innovative site planning, conservation of natural resources, preservation of natural and scenic features of open spaces; and efficient use and provision of public facilities and services”*

As staff has voiced in their response, this project does not align with the Comprehensive Plan and this project provides only commercial benefit to investors. Rezoning this parcel to “PD” only solidifies that permanently requiring another vote from Council to alter in the future. Donations driven by revenue percentages from a weekend day in the slow season in our opinion does not provide sufficient public benefit / provision warranting a Planned Development rezoning.

We feel strongly that Planned Developments are the nuclear option of zoning and the use of this option must be more prudently awarded and standards wisely applied otherwise we inherit inconsistent land use and spot zoning for generations to come dismantling the objective of zoning. We are additionally concerned that PD designation in this situation creates a dangerous precedent and a playbook for others looking to repeat this approach.

Lastly, it is ironic that you all within the same March 8th meeting are further considering and weighing ZLDR amendments driven by the need for affordable housing while this parcel that is already zoned R-4 and able to support that use is under a re-zoning request to a commercial PD disregarding Charleston County's affordable housing objective. Please consider this in making your recommendation with such long lasting impacts.

Most Sincerely,
Pam and Kelly Skinner
Wadmalaw Island, SC

**ZONING AND LAND
DEVELOPMENT REGULATIONS
ORDINANCE TEXT
AMENDMENT**

ZLDR-01-21-00126

- Case history
- Presentation
- Application

ZLDR-02-21-00126: Case History

Planning Commission: March 8, 2021
Public Hearing: April 13, 2021
Planning and Public Works Committee: April 22, 2021
First Reading: April 27, 2021
Second Reading: May 11, 2021
Third Reading: May 25, 2021

CASE INFORMATION

Applicant: Valerie Young

Owners: Valerie Young & Terri Harper

Location: 1925 Belgrade Avenue

Parcel Identification: 350-01-00-005

Application: Request to amend the zoning designation on the Chapter 5 Map, Dupont-Wappoo Area Overlay Zoning District Map, for TMS 350-01-00-005 from the Residential Area, Single Family Residential 4 (R-4) Zoning District to the Job Center District (JC).

Council District: 5 - Pryor

Property Size: 0.3 acres

Zoning History: The current zoning of TMS 350-01-00-005 is Single Family Residential 4 (R-4) within the Residential Area of the Dupont-Wappoo Area Overlay Zoning District. The subject property was zoned General Commercial (CG) prior to 2001. In 2001, General Commercial (CG) was renamed to Community Commercial (CC).

In 2015, County Council and the City of Charleston Council directed their respective staff members to collaborate with each other and the residents of the Dupont-Wappoo community (the area generally bounded by Sam Rittenberg Boulevard, Wappoo Road, and the Charleston "Greenway") to address:

- The fragmented land use and zoning designations;
- Deteriorating traffic conditions and aging transportation infrastructure;
- Severe drainage issues; and
- The desire of residents to create a neighborhood center that is cohesive with the greater West Ashley Area.

Many community meetings were held between the June 2015 kickoff meeting and the adoption of the overlay zoning district in late 2016 to discuss the issues the community faced and identify and implement solutions. The Dupont-Wappoo Area Overlay Zoning District was created to address the planning and zoning issues. This overlay zoning district is intended to preserve existing development patterns while providing standards that enable continued development appropriate to, and in scale with, the community. It builds upon the existing entrepreneurial uses and other existing commercial, office, retail, and residential uses in the area. The Dupont-Wappoo Area Overlay Zoning District was also adopted to: improve the general visual character and quality of the area; implement traffic safety measures (vehicular, pedestrian and bicycle); and improve stormwater runoff attenuation. The overlay zoning district creates consistency and coordination between the City of Charleston and Charleston County regarding land use requirements, design standards, stormwater management, transportation, and code enforcement.

The overlay zoning district created a Job Center District for the properties located in the Sam Rittenberg Boulevard/Belgrade Avenue area. The Job Center District is intended to promote small entrepreneurial

businesses and industries like those that already exist in the area including consumer, special trade, and automotive commercial services with limited business park uses surrounded by established residential uses while controlling large scale commercial development and more intense, high traffic generating, commercial uses such as restaurants and bars. Many of the properties identified for inclusion in the Job Center District were zoned Community Commercial prior to the adoption of the overlay zoning district, but several were zoned R-4. During the overlay zoning district adoption process, several owners of properties located in the R-4 Zoning District that were slated to be changed to the Job Center District requested that their properties remain zoned R-4. County Council honored these requests; however, the future land use recommendation for these properties remained Job Center in case the owners ever wanted to change the zoning to Job Center.

Adjacent Zoning: The subject property contains a Single-Family Dwelling Unit. Properties to the north, across Belgrade Avenue, are zoned Residential Area or Job Center in the Dupont-Wappoo Area Overlay Zoning District and contain a Single-Family Dwelling Unit and an HVAC business. Properties to the south, east, and west are zoned Job Center within the Dupont-Wappoo Area Overlay Zoning District and contain an electrician business and automotive sale and service business.

Municipalities Notified/Response: The Town of Summerville, Town of Sullivan’s Island, Town of Seabrook Island, Town of Ravenel, Town of Mt Pleasant, Town of Meggett, Town of McClellanville, Town of Lincolnville, Town of Kiawah Island, Town of James Island, Town of Hollywood, Town of Awendaw, City of North Charleston, City of Isle of Palms, City of Folly Beach, City of Charleston, and Colleton County were notified of the request and have not responded.

APPROVAL CRITERIA

According to Section §3.3.6 of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, applications for ZLDR Text Amendments may be approved only if County Council determines that the following criteria are met:

A. The proposed amendment corrects an error or inconsistency or meets the challenge of a changing condition;

Applicant’s Response: “The proposed amendment meets the challenge of a changing condition—the Single-Family Residential 4 Zoning of 1925 Belgrade has become obsolete. The surrounding buildings are all Job Center District of the Dupont-Wappoo Area Overlay Zoning District.”

B. The proposed amendment is consistent with the adopted Charleston County Comprehensive Plan and goals as stated in Article 1.5;

Applicant’s Response: “The proposed amendment is consistent with the adopted Charleston County Comprehensive Plan and goals as stated in Article 1.5 and Sections 5.13.6 and 6.4.15. The businesses we are petitioning to lease to will comply with the regulations set forth under Zoning and Land Development Regulations of the Job Center District within the Dupont-Wappoo Area Overlay Zoning District.”

C. The proposed amendment is to further the public welfare in any other regard specified by County Council.

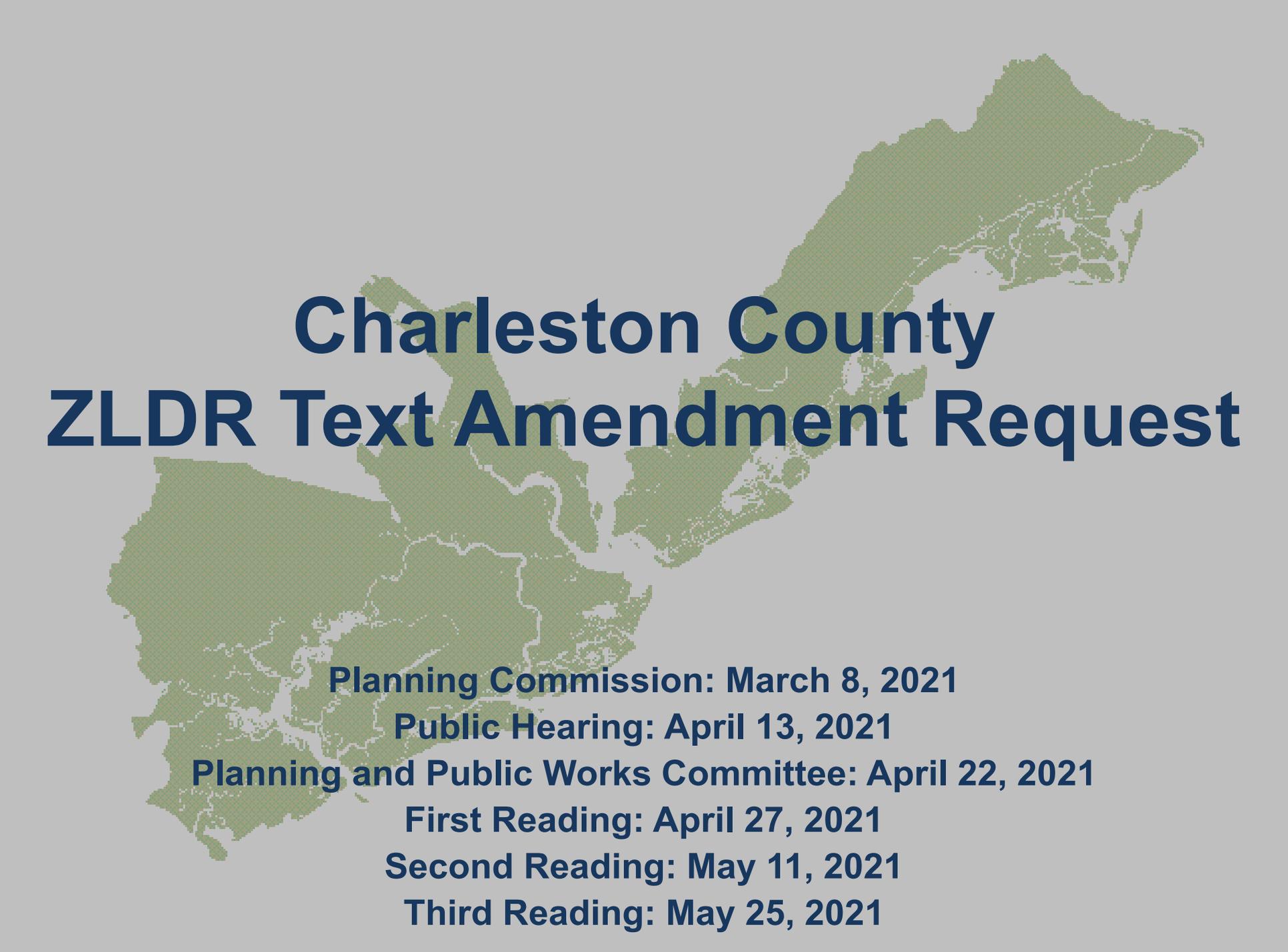
Applicant’s Response: “The businesses operation at 1925 Belgrade Avenue will be designed to foster growth and development by accommodating the needs of the growing community and to serve and protect the health, safety, and general welfare of existing and future residents of Charleston County.”

Staff Recommendation

All approval criteria of Sec. 3.3.6 have been met and the request is consistent with the *Comprehensive Plan*; therefore, staff recommends approval of the request.

PLANNING COMMISSION MEETING: MARCH 8, 2021

Notifications: 152 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the St. Andrews Interested Parties List on February 19, 2021. Additionally, this request was noticed in the *Post & Courier* on February 19, 2021.



Charleston County ZLDR Text Amendment Request

Planning Commission: March 8, 2021

Public Hearing: April 13, 2021

Planning and Public Works Committee: April 22, 2021

First Reading: April 27, 2021

Second Reading: May 11, 2021

Third Reading: May 25, 2021

ZLDR-01-21-00126

- West Ashley Area: 1925 Belgrade Ave
- Parcel I.D.: 350-01-00-005
- Owners: Valerie Young & Terri Harper
- Applicant: Valerie Young
- Property Size: 0.3 acres
- Council District: 5 - Pryor

Request to amend the zoning designation on the Chapter 5 Map, Dupont-Wappoo Area Overlay Zoning District Map, for TMS 350-01-00-005 from the Residential Area, Single Family Residential 4 (R-4) Zoning District to the Job Center District (JC).

Zoning History

- The current zoning of the TMS 350-01-00-005 is Single Family Residential 4 (R-4) within the Residential Area of the Dupont-Wappoo Area Overlay Zoning District.
- The subject property was zoned General Commercial (CG) prior to 2001, which was renamed to Community Commercial (CC).
- In 2015, County Council and the City of Charleston Council directed their respective staff members to collaborate with each other and the residents of the Dupont-Wappoo community (the area generally bounded by Sam Rittenberg Boulevard, Wappoo Road, and the Charleston “Greenway”) to address:
 - The fragmented land use and zoning designations;
 - Deteriorating traffic conditions and aging transportation infrastructure;
 - Severe drainage issues; and
 - The desire of residents to create a neighborhood center that is cohesive with the greater West Ashley Area.

Zoning History (cont'd)

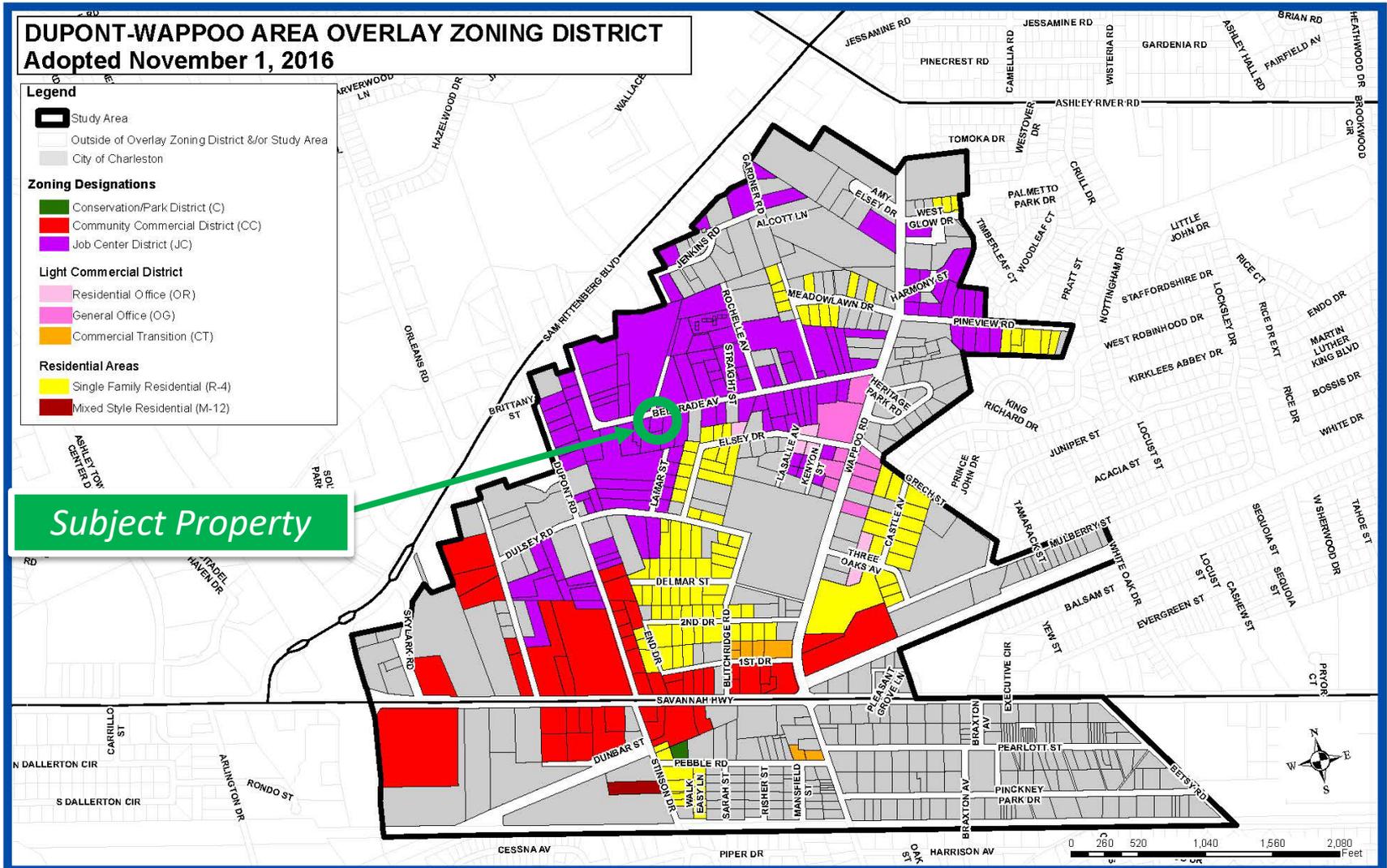
- Many community meetings were held between the June 2015 kickoff meeting and the adoption of the overlay zoning district in late 2016 to discuss the issues the community faced and identify and implement solutions.
- The Dupont-Wappoo Area Overlay Zoning District was created to address the planning and zoning issues and create consistency and coordination between the City of Charleston and Charleston County regarding land use requirements, design standards, stormwater management, transportation, and code enforcement.
- The overlay zoning district created a Job Center District for the properties located in the Sam Rittenberg Boulevard/Belgrade Avenue area.

Zoning History (cont'd)

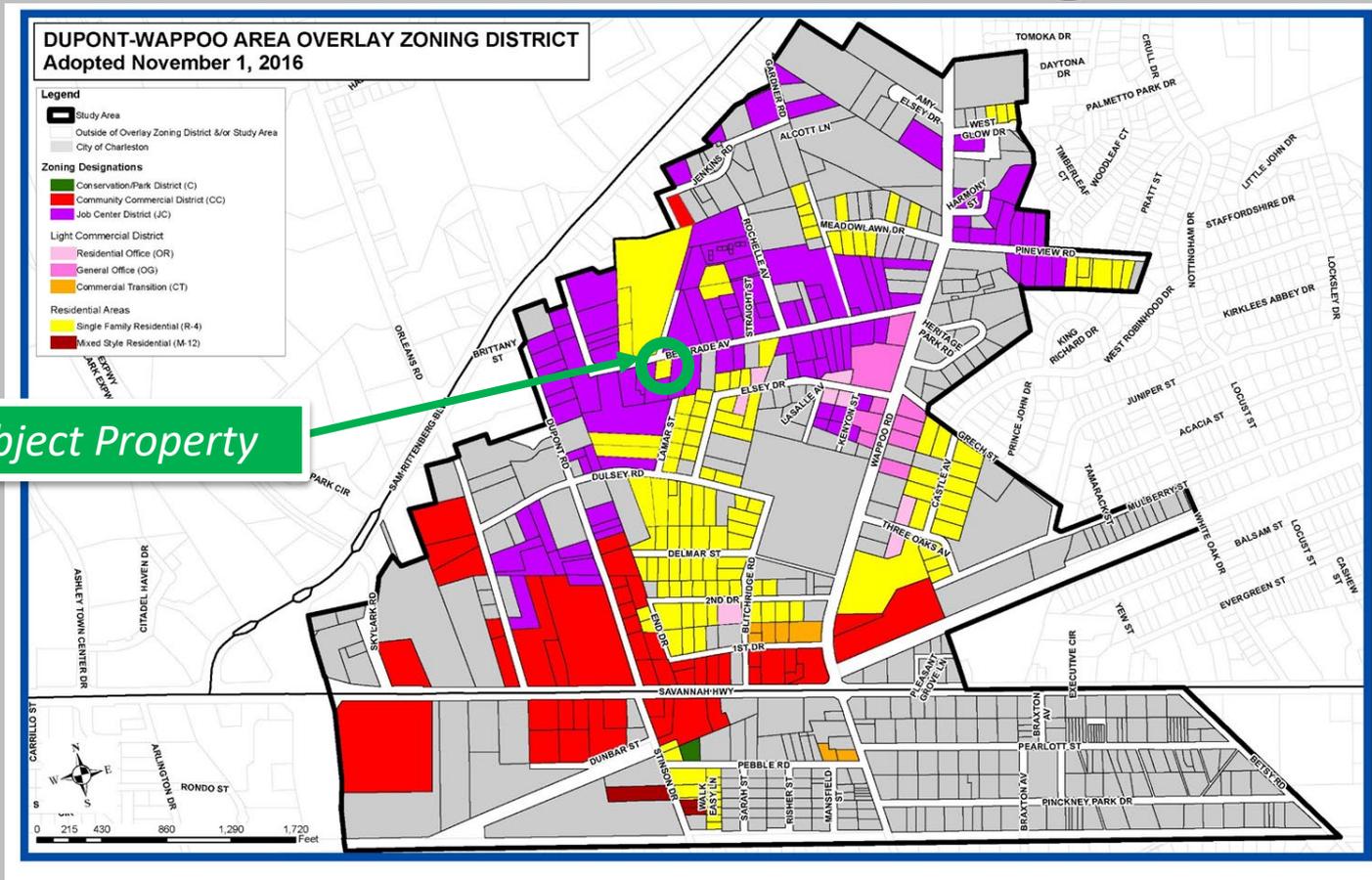
- The JC District is intended to promote small entrepreneurial businesses and industries like those that already exist in the area including consumer, special trade, and automotive commercial services.
- Many of the properties identified for inclusion in the JC District were zoned Community Commercial prior to the adoption of the overlay zoning district, but several were zoned R-4.
- During the overlay zoning district adoption process, several owners of properties located in the R-4 Zoning District that were slated to be changed to the JC District requested that their properties remain zoned R-4.
- County Council honored these requests; however, the future land use recommendation for these properties remained JC in case the owners ever wanted to change the zoning to JC.

Future Land Use

MAP: 3.1.13: DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT



Current Zoning



Subject Property

The subject property contains a Single-Family Dwelling Unit. Properties to the north, across Belgrade Avenue, are zoned Residential Area or Job Center in the Dupont-Wappoo Area Overlay Zoning District and contain a Single-Family Dwelling Unit and an HVAC business. Properties to the south, east, and west are zoned Job Center within the Dupont-Wappoo Area Overlay Zoning District and contain an electrician business and automotive sale and service business.

Aerial View to the East



Aerial View to the West



Site Photos- Subject Property



Site Photos- Adjacent Properties



TMS 350-01-00-116



TMS 350-01-00-004

Approval Criteria

According to Section §3.3.6 of the Zoning and Land Development Regulations Ordinance (ZLDR), applications for ZLDR Text Amendments may be approved only if County Council determines that the following criteria are met:

A. The proposed amendment corrects an error or inconsistency or meets the challenge of a changing condition;

Applicant's Response: "The proposed amendment meets the challenge of a changing condition- the Single-Family Residential 4 Zoning of 1925 Belgrade has become obsolete. The surrounding buildings are all Job Center District of the Dupont-Wappoo Area Overlay Zoning District."

B. The proposed amendment is consistent with the adopted Charleston County Comprehensive Plan and goals as stated in Article 1.5;

Applicant's Response: "The proposed amendment is consistent with the adopted Charleston County Comprehensive Plan and goals as stated in Article 1.5 and Sections 5.13.6 and 6.4.15. The businesses we are petitioning to lease to will comply with the regulations set forth under Zoning and Land Development Regulations of the Job Center District within the Dupont-Wappoo Area Overlay Zoning District."

C. The proposed amendment is to further the public welfare in any other regard specified by County Council.

Applicant's Response: "The businesses operation at 1925 Belgrade Avenue will be designed to foster growth and development by accommodating the needs of the growing community and to serve and protect the health, safety, and general welfare of existing and future residents of Charleston County."

Staff Recommendation

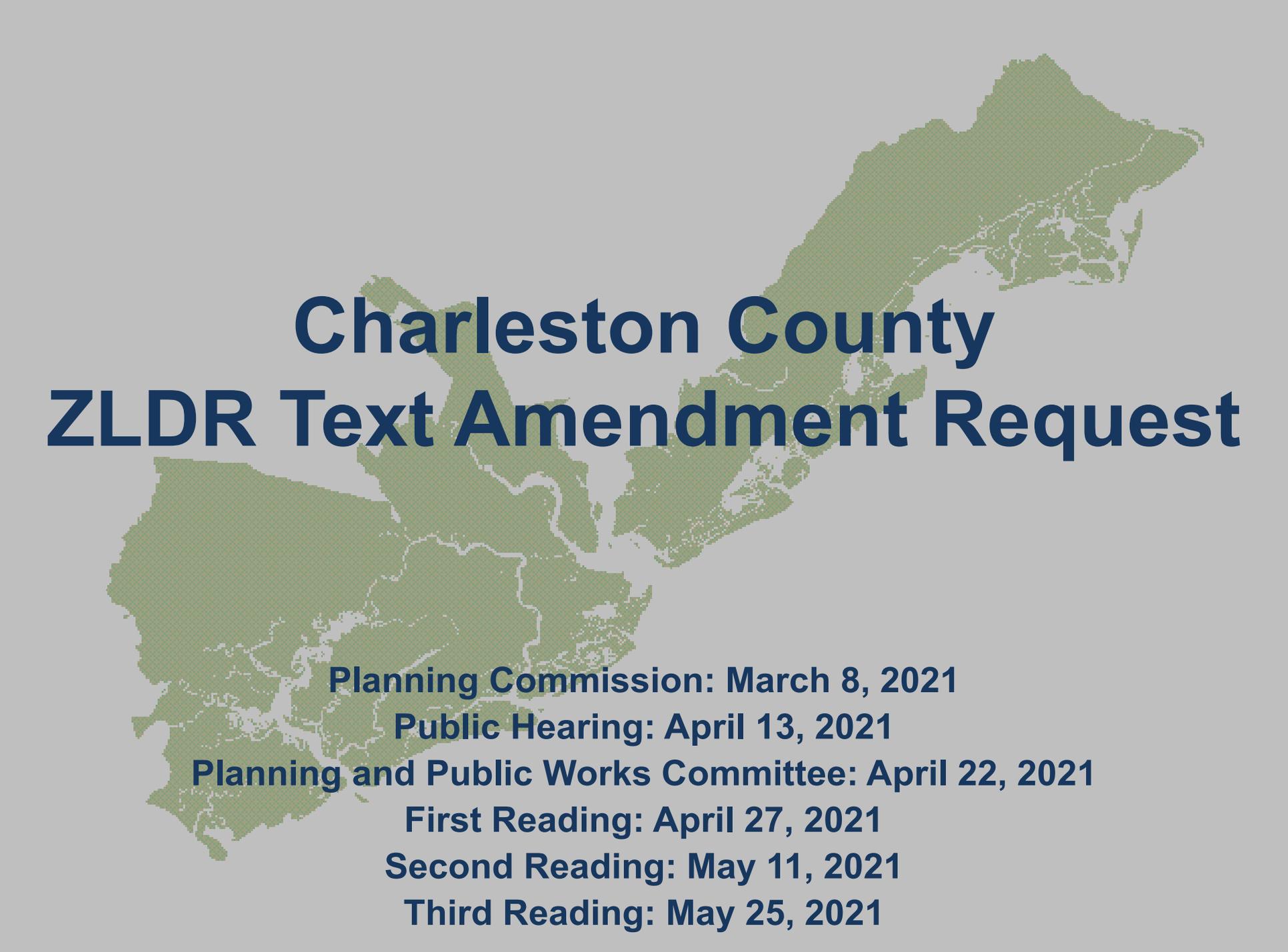
Approval

The ZLDR Text Amendment Request is consistent with the *Comprehensive Plan* and meets all of the approval criteria of Sec. 3.3.6.

Notifications

February 19, 2021

- 152 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the St. Andrews Interested Parties Lists
- Request advertised in the *Post & Courier*



Charleston County ZLDR Text Amendment Request

Planning Commission: March 8, 2021

Public Hearing: April 13, 2021

Planning and Public Works Committee: April 22, 2021

First Reading: April 27, 2021

Second Reading: May 11, 2021

Third Reading: May 25, 2021



Charleston County Planning Department
 Lonnie Hamilton III, Public Services
 Building 4045 Bridge View Drive
 North Charleston, SC 29405
 Phone (843) 202-7200 Fax (843) 202-7218

Joel H. Evans, PLA, AICP, Director

ZONING ORDINANCE TEXT AMENDMENT APPLICATION

APPLICATION INFORMATION

Application Number: **ZLDR-01-21-00126**
 Date Submitted: **1-22-2021**
 Applicant Name: **Terri Harper and Valerie Young**
 Address: **1925 Belgrade Ave.**
 City: **Charleston** State: **SC** ZIP Code: **29407**
 Telephone: **843-452-0248** Fax: E-mail: **yvalerie@icloud.com**

TEXT/MAP LOCATION OF REQUESTED AMENDMENT

Section No. and Title: **St. Andrews Parish Mills Ave**
 Page: **115** Book Number **0900**
 Please provide further indicators below to locate the subject text (subsection, item, paragraph, figure/exhibit)
 Plat located at Book O Page 105 Recorded March 10, 1962
 Copy in File 3 Drawer 3 Folder 55 Additionally in Book E 76 Page 394

REQUESTED AMENDMENT

PROVIDE PRECISE WORDING FOR THE PROPOSED AMENDMENT

(documentation may be attached to the application in lieu of completing this section)

Amendment to zoning ordinances DuPont Wappo Area Overlay Zoning District from R-4 Zoning to Job Center Zoning District to compete with the surrounding businesses in the Job Center District with Special Exceptions to include Health Care Services Community Residential Care Facilities and Intermediate Care Facility for the Mentally Retarded and Special Exception to include Food Services and Drinking Places- Restaurant, General, that do not have drive-through lanes/windows Section 6.4.15 Zoning and Land Development Regulations Ordinance

SIGNATURES

APPLICANT(S)	PLANNING DEPARTMENT OFFICIAL
PRINTED NAME: Terri Harper	PRINTED NAME:
SIGNATURE: <i>Terri Harper</i>	SIGNATURE:
DATE: 1-22-2021	DATE:

PRINTED NAME: **Valerie Young**
 SIGNATURE: *Valerie Young*
 DATE: **1-22-2021**

FOR OFFICE USE ONLY

Application Number	ZLDR-01-02-00126		
Date Submitted	1/22/21		
Amount Received	\$250.00	Cash	Check Number:
Receipt Number			

Letter of Intent Con't

Amendment to zoning ordinances -DuPont Wappoo Area Overlay Zoning District from Residential-4 Zoning to Job Center Zoning District to compete with the surrounding businesses in the Job Center District with Special Exceptions to include Health Care Services Community Residential Care Facilities and Intermediate Care Facility for the Mentally Retarded and Special Exception to include Food Services and Drinking Places-Restaurant, General that do not have drive-through lanes/windows

Section 6.4.15 Zoning and Land Development Regulations Ordinance

Office hours for the businesses will be 9 am to 5 pm. Hours of operation not to exceed 7am to 9pm.

One pine tree may need to be removed to accommodate parking. It is no larger than 10 inches in diameter.

3.3.6 Approval Criteria

A. The proposed amendment meets the challenge of a changing condition- The Residential 4 Zoning of 1925 Belgrade has become obsolete. The surrounding buildings are all Job Center District of the DuPont Area Overlay Zoning District-

B. The proposed amendment is consistent with the adopted Charleston County Comprehensive Plan and goals are stated in Article 1.5 and Sections 5.13.6 and 6.4.15. The businesses we are petitioning to lease to will comply with the regulations set forth under Zoning and Land Development Regulations of the Job Center District within the DuPont Area Overlay Zoning District

C. The proposed amendment is to further the public welfare in any other regard specified by County Council The businesses in operation at 1925 Belgrade Ave. will be designed to foster growth and development by accommodating the needs of the growing community and to serve and protect the health, safety, and general welfare of existing and future residents of Charleston County.

CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR) REVIEW PROJECT

- Case History
- Task Sheet
- Presentation
- ZLDR Amendments
- Public Input

ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR) REVIEW PROJECT: PROPOSED AMENDMENTS

Planning Commission Workshop: December 14, 2020

Planning Commission Workshop: January 11, 2021

Planning Commission Workshop: February 8, 2021

Summary of Proposed Amendments:

This project began in March 2017 with the execution of the contract with Kendig Keast Collaborative (KKC), the consultant chosen for this project (White and Smith, LLC is the sub-consultant). The consultant made several presentations to the Planning Commission in 2017 outlining the plan for the amendments, which included:

- Development of a new Historic Preservation Ordinance (adopted by Council in August 2018);
- Development of a Short-Term Rental Ordinance (adopted by Council in July 2018); and
- The update, overhaul, and reorganization of the ZLDR.

The County also purchased web-based publication software for the ZLDR (enCode) to make the ZLDR more user friendly. Staff has been working with the consultant since 2017 to finalize the proposed amendments and review them with the County Attorney's Office.

This packet includes a list of the proposed amendments along with a version of the ZLDR that shows the proposed amendments in redline format. It should be noted that the reorganization of the ZLDR will occur after County Council has made a determination on all amendments proposed as part of this project.

Staff Recommendation:

Consideration of amendments to the Zoning and Land Development Regulations Ordinance (ZLDR).

December 14, 2020 Planning Commission Workshop

Workshop Summary: Staff presented an overview of the proposed amendments.

Notifications:

On November 25, 2020, notifications of the workshop were sent to 614 people on the ZLDR/Comprehensive Plan Interested Parties' List. In addition, the workshop was noticed in the *Post & Courier* on November 27, 2020.

January 11, 2021 Planning Commission Workshop

Workshop Summary: Staff presented an overview of the proposed amendments for ZLDR Chapters 1 through 4 and the overall amendments. The Commission directed staff to investigate the following ZLDR requirements and proposed amendments further for discussion at the February Commission meeting:

- Section 3.8.1, Zoning Permit Applicability: Require zoning permits for new impervious surfaces greater than 15 square feet (Commission direction: Investigate alternative thresholds);
- Section 4.2.1, Density:
 - Clarify that density is the number of dwelling units (lots) per acre (Commission direction: Clarify the difference between "dwelling units" and "lots" as used in this section and throughout the ZLDR potentially using the term "Principal Dwelling Units per acre");
 - Remove freshwater wetlands from the density and lot area calculations (Commission direction: investigate if any legal ramifications exist and how situations where a permit to fill a wetland has already been obtained);
- Section 4.2.3, Setbacks: Include a provision that variances may not be required when a structure encroaches 12 inches or less into any required setback as determined by the Zoning and Planning Director (Commission direction: Consider reducing the threshold to less than 12

inches);

- Section 4.2.4, Building Height: The Commission directed staff to investigate expressing building height limitations as stories or floors in multi-family and nonresidential zoning districts similar to the way the City of Charleston regulates building height;
- Section 4.2.5, Building Coverage: The Commission directed staff to clarify that building coverage is expressed as a percentage; and
- R-4 and RR-3 Zoning Districts: The Commission directed staff to investigate:
 - No increases in the RR-3 Zoning District density;
 - No increases in the R-4 Zoning District density for properties located in Rural Area (outside the Urban Growth Boundary);
 - Allow increases for the R-4 Zoning District for properties located in the Urban/Suburban Area (within the Urban Growth Boundary) except those located adjacent to the Urban Growth Boundary and on the Sea Islands, which should maintain the current density of four dwelling units per acre.

Speakers:

Seven people spoke in opposition to the proposed RR-3 density changes and the proposed R-4 density changes for properties outside the Urban Growth Boundary, adjacent to the Urban Growth Boundary, and on the Sea Islands.

Public Input Received:

- 1 letter in favor of the proposed RR-3 density changes.
- 1 letter in favor of the proposed RR-3 and R-4 density increases (CTAR).
- 390 letters in opposition to the proposed RR-3 and R-4 density changes for Johns Island:
 - Several letters express concern regarding potential infrastructure, drainage, and environmental impacts.
 - One letter suggests removing freshwater wetlands from density calculations and excluding freshwater wetlands from the conserved area calculations for Conservation Subdivisions.

Notifications: On December 23, 2020, notifications were sent to people on the ZLDR/Comprehensive Plan Interested Parties' List. In addition, the workshop and meeting were noticed in the *Post & Courier* on December 25, 2020.

February 8, 2021 Planning Commission Workshop

Workshop Summary: Staff presented proposed resolutions to address the Commission's directives from the January 11, 2021 meeting regarding the amendments proposed for Chapters 1 - 4. The Commission reached consensus on each of the proposed amendments as follows:

- Section 3.8.1, Zoning Permit Applicability: Require zoning permits for new impervious surfaces greater than 120 square feet in cumulative total for properties located in the Urban/Suburban Area except those in the S-3 Zoning District.
- Section 4.2.1, Density:
 - Change the terms "dwelling units per acre" and "dwellings per acre" to "Principal Dwelling Units per acre"; and
 - Add the following definition to Chapter 12, Definitions: "Principal Dwelling Unit: The primary or predominant Dwelling Unit on a Lot."
- Section 4.2.1, Density (Freshwater Wetlands):
 - Amend Section 4.2.1 read as follows: Density refers to the number of Principal Dwelling Units per unit of land area. Density is calculated by dividing the number of Principal Dwelling Units on a site by the gross area (in acres) of highland of the site on which the Principal Dwelling Units are located. Freshwater wetlands and OCRM Critical Line Area shall not be used to calculate density. The number of Principal Dwelling Units allowed on a site is based on the presumption that all other applicable standards of this Ordinance shall be met. The maximum density established for a district is not a guarantee that such densities may be obtained, nor shall the inability of a development to achieve the stated maximum density be considered sufficient justification for varying or otherwise adjusting other density, intensity or dimensional standards of this Ordinance;
 - Amend Sections 8.4.2.A.4.j and 8.5.2.B.9 to require United States Army Corps of

- Engineers Approved Jurisdictional Determinations as part of Preliminary and Final Plat applications; and
- Amend the definition of “Lot Area” to read as follows: The total area included within the boundaries of a Lot, measured in a horizontal plane, excluding Freshwater Wetlands and OCRM Critical Line Area.
 - Section 4.2.3, Setbacks: Include a provision allowing administrative variances when structures encroach less than 12 inches into any required setback as determined by the Zoning and Planning Director.
 - Section 4.2.4, Building Height: Amend the building height requirements as follows:
 - Agricultural and Residential Districts: Maintain the height limit of 35 feet.
 - UR District: Maintain the height limit of 50 feet/4 stories, but include the phrase “whichever is less.”
 - RO District: Maintain the height limit of 35 feet.
 - CI District: Change the height limit from 35 feet to 35 feet/2½ stories, whichever is less.
 - GO District: Change the height limit from 35 feet to 35 feet/2½ stories, whichever is less.
 - NC District: Change the height limit from 35 feet to 35 feet/2½ stories, whichever is less.
 - CR District: Maintain the height limit of 35 feet.
 - CC District: Change the height limit for properties in the Urban/Suburban Area from 55 feet to 55 feet/3½ stories, whichever is less; maintain the height limit of 35 feet for properties in the Rural Area.
 - I District: Change the height limit for properties in the Urban/Suburban Area from 55 feet to 55 feet/3½ stories, whichever is less; maintain the height limit of 35 feet for properties in the Rural Area.
 - RI District: Maintain the height limit of 35 feet.
 - Add the following definition for “Half Story”: The space under a gabled or hipped roof, where the wall plates, or knee walls, on at least two opposite exterior walls are not more than two feet above the finished floor of such story. The aggregate width of dormers on a half-story shall not exceed 50 percent of the width of the exterior wall below the dormer(s).
 - Section 4.2.5, Building Coverage: Amend Section 4.2.5, Building Coverage, and the definition of “Building Coverage” to read as follows: Building Coverage is the proportion, expressed as a percentage, of the area of a Lot covered by Buildings (Principal and Accessory) or roofed areas, as measured along the outside wall at ground level, and including all projections, other than fire escapes, canopies and the first two feet of a roof overhang. Swimming pools (excluding the pool decking) shall be included in Building Coverage.
 - RR-3 Zoning District: Maintain the density of one dwelling unit per three acres in the RR-3 Zoning District with the ability to achieve one dwelling unit per two acres or one dwelling unit per acre through the Conservation Subdivision process as currently allowed.
 - R-4 Zoning District:
 - Maintain the current R-4 zoning district density of four dwelling units per acre;
 - Reduce the minimum lot size in the R-4 zoning district to 5,000 square feet to allow the realization of four dwelling units per acre;
 - Allow different housing types (duplexes, triplexes, fourplexes) by-right in the R-4 zoning district;
 - Delete the requirement to have 1.5 times the minimum lot size to have an accessory dwelling unit in the Urban/Suburban Area;
 - Delete the 800 square foot maximum accessory dwelling unit size requirement for properties in the Urban/Suburban Area; and
 - Address higher densities for affordable and workforce housing in Chapter 6.

Speakers:

No one spoke at the meeting.

Public Input Received:

- 538 letters received:
 - 1 letter in favor of proposed RR-3 changes
 - 1 letter in favor of proposed RR-3 and R-4 changes (CTAR)

- 35 letters calling for more public outreach about the changes
- 5 letters calling for no density increased outside the UGB
- 5 letters calling for no more homes on Johns Island
- 34 letters against zoning/density changes in general
- 1 letter against tree removal for development
- 1 letter against the proposed mini-golf and larger housing development projects
- 11 letters against any changes on Seabrook and Kiawah Islands
- 26 letters against any zoning changes until infrastructure issues are addressed
- 1 letter against the proposed RR-3 changes
- 19 letters against the proposed R-4 changes
- 41 letters against zoning changes for property behind Freshfields/along Kiawah Island Parkway
- 376 letters against the RR-3 and R-4 changes on Johns Island / the Sea Islands

Notifications:

On January 22, 2021, notifications were sent to people on the ZLDR/Comprehensive Plan Interested Parties' List. In addition, the workshop and meeting were noticed in the *Post & Courier* on January 22, 2021.

March 8, 2021 Planning Commission Meeting and Workshop

Meeting: Consideration of recommendations regarding the proposed overall amendments and proposed amendments to Chapters one through four.

Workshop: Discussion of the proposed amendments to incentivize affordable and workforce housing pursuant to the directive from the County Council Special Housing Committee (ZLDR Sec. 6.4.19).

Public Input: A total of 527 letters have been received since December 23, 2020:

- 1 letter in favor of proposed RR-3 changes
- 1 letter in favor of proposed RR-3 and R-4 changes (CTAR)
- 5 letters calling for more public outreach about the changes
- 5 letters calling for no density increased outside the UGB
- 5 letters calling for no more homes on Johns Island
- 35 letters against zoning/density changes in general
- 1 letter against tree removal for development
- 1 letter against the proposed mini-golf and larger housing development projects
- 11 letters against any changes on Seabrook and Kiawah Islands
- 27 letters against any zoning changes until infrastructure issues are addressed
- 1 letter against the proposed RR-3 changes
- 19 letters against the proposed R-4 changes
- 41 letters against zoning changes for property behind Freshfields/along Kiawah Island Parkway
- 384 letters against the RR-3 and R-4 changes on Johns Island / the Sea Islands
- 1 letter against storage units on Johns Island

Notifications: On February 19, 2021, notifications were sent to people on the ZLDR/Comprehensive Plan Interested Parties' List. In addition, the workshop and meeting were noticed in the *Post & Courier* on January 22, 2021.

PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)

<u>#</u>	<u>Chapter/ Article/ Section</u>	<u>Description</u>	<u>Commission Action & Date</u>
PROPOSED AMENDMENTS THROUGHOUT THE ZLDR			
1.	Throughout	Include allowances for delays in action by Review and Decision-Making Bodies due to official declarations of states of emergency.	<ul style="list-style-type: none"> Jan. 11, 2021 Workshop: Consensus regarding proposed amendments Feb. 8, 2021 Workshop: Not discussed
2.	Throughout	Streamline terminology, formatting and capitalize defined terms; update Chapter/Article/Section references; add titles for clarification and ease of use; correct process information; delete duplicative information; etc.	<ul style="list-style-type: none"> Jan. 11, 2021 Workshop: Consensus regarding proposed amendments Feb. 8, 2021 Workshop: Not discussed
3.	Throughout	Update buildable area from 40x40 feet to a 1,600 square foot area with a minimum width of 20 feet to allow for increased flexibility in lot layout.	<ul style="list-style-type: none"> Jan. 11, 2021 Workshop: Consensus regarding proposed amendments Feb. 8, 2021 Workshop: Not discussed
CHAPTER 1, INTRODUCTORY PROVISIONS			
4.	1.10.3, Zoning Map Amendments	Include "Art. 4.25, Planned Development Zoning District" as a type of zoning map amendment.	<ul style="list-style-type: none"> Jan. 11, 2021 Workshop: Consensus regarding proposed amendments Feb. 8, 2021 Workshop: Not discussed
CHAPTER 2, REVIEW AND DECISION-MAKING BODIES			
5.	2.1.2, County Council Decision Making Authority	Delete "offered as part of Subdivision Plat process" from the authority to accept public dedications as it is redundant.	<ul style="list-style-type: none"> Jan. 11, 2021 Workshop: Consensus regarding proposed amendments Feb. 8, 2021 Workshop: Not discussed
6.	2.4.1, Zoning and Planning Director Review Authority	Clarify that the Zoning and Planning Director acts in a review capacity regarding Variances.	<ul style="list-style-type: none"> Jan. 11, 2021 Workshop: Consensus regarding proposed amendments Feb. 8, 2021 Workshop: Not discussed
7.	2.4.2, Zoning and Planning Director Decision-Making Authority	Clarify that the Zoning and Planning Director acts in a decision-making authority capacity regarding Site Plan Review.	<ul style="list-style-type: none"> Jan. 11, 2021 Workshop: Consensus regarding proposed amendments Feb. 8, 2021 Workshop: Not discussed
8.	2.4.3, Other Powers and Duties (Zoning and Planning Director)	Delete Sub-sections F, Appeals and Variances, and G, Special Exceptions, as these are included elsewhere in the ZLDR (in Chapter 3).	<ul style="list-style-type: none"> Jan. 11, 2021 Workshop: Consensus regarding proposed amendments Feb. 8, 2021 Workshop: Not discussed
CHAPTER 3, DEVELOPMENT REVIEW PROCEDURES			
9.	3.1.5, Application Submittal	Prohibit alterations of applications to the Planning Commission and Board of Zoning Appeals that have been deemed complete.	<ul style="list-style-type: none"> Jan. 11, 2021 Workshop: Consensus regarding proposed amendments Feb. 8, 2021 Workshop: Not discussed
10.	3.1.6, Notices	Include Subdivision Applications, Zoning Permits, and Historic Preservation Ordinance procedures in the "Notices" table, assigning the applicable Review and Decision-Making Bodies.	<ul style="list-style-type: none"> Jan. 11, 2021 Workshop: Consensus regarding proposed amendments Feb. 8, 2021 Workshop: Not discussed

PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)

#	<u>Chapter/ Article/ Section</u>	<u>Description</u>	<u>Commission Action & Date</u>
11.	Application Filing Requirements for applications for Comprehensive Plan Amendments (3.2), ZLDR Text Amendments (3.3), Zoning Map Amendments [Rezoning] (3.4), Special Exceptions (3.6), Zoning Variances (3.10), and Public Project Review (3.12)	Clarify that the following are required to submit a complete application (as applicable based on the application): <ul style="list-style-type: none"> • Current, recorded deed; • Restrictive Covenants Affidavit; • Posted Notice Affidavit; and • Current, Approved and Recorded Plat. 	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Consensus regarding proposed amendments • Feb. 8, 2021 Workshop: Not discussed
12.	3.3.4, Planning Commission Recommendation (ZLDR Text Amendments)	Clarify that the Planning Commission can approve ZLDR Text Amendment applications with conditions.	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Consensus regarding proposed amendments • Feb. 8, 2021 Workshop: Not discussed
13.	3.6.1, Application Filing (Special Exceptions); 3.10.2, Application Filing (Zoning Variances)	<ul style="list-style-type: none"> • Reduce the number of paper copies of the site plan from 20 to one. • Clarify that Special Exception applications may only be submitted after the corresponding Site Plan Review application is in an approvable state. 	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Consensus regarding proposed amendments • Feb. 8, 2021 Workshop: Not discussed
14.	Board of Zoning Appeals Hearing and Decision (3.6.4, Special Exceptions; 3.10.5, Zoning Variances; and 3.13.7, Appeals of Zoning-Related Administrative Decisions)	Add language stating BZA may defer action for up to 90 days from the date of deferral for consistency with BZA Rules and Procedures.	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Consensus regarding proposed amendments • Feb. 8, 2021 Workshop: Not discussed
15.	Lapse of Approval (3.6.9, Special Exceptions; and 3.10.10, Zoning Variances)	<ul style="list-style-type: none"> • Clarify that an approval lapses unless a complete application for a Zoning Permit to establish the Special Exception use or utilize the approved Variance is submitted within 12 months of the date the BZA approved it. • Change the requirement for a one-time one-year extension of the approval from the commencement of construction to the submittal of a complete application for a Zoning Permit. 	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Consensus regarding proposed amendments • Feb. 8, 2021 Workshop: Not discussed
16.	3.7.3, Limited Site Plan Review	Add language stating a fee is required for Limited Site Plan Review applications.	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Consensus regarding proposed amendments • Feb. 8, 2021 Workshop: Not discussed
17.	3.7.10, Lapse of Approval (Site Plan Review)	<ul style="list-style-type: none"> • Clarify that Site Plan Review approval lapses one year after the date the Site Plan Review was approved unless a Zoning Permit is issued, or if no Zoning Permit is required, unless construction or development has commenced and has not been suspended or abandoned for a period of more than one year. • Allow a one-time one-year extension of Site Plan Review approval when construction or demolition is being pursued (the burden of proof is on the applicant who must submit documentation at least 15 days prior to the expiration of the approval). 	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Consensus regarding proposed amendments • Feb. 8, 2021 Workshop: Not discussed

PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)

#	<u>Chapter/ Article/ Section</u>	<u>Description</u>	<u>Commission Action & Date</u>
18.	3.8.1, Applicability (Zoning Permits)	Require Zoning Permits for new impervious surfaces greater than 15 square feet and activities that redirect or alter a pre-existing stormwater conveyance features.	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Commission directed staff to investigate alternative thresholds • Feb. 8, 2021 Workshop: Commission directed staff to change the amendments to require zoning permits for impervious surfaces greater than 120 square feet in cumulative size for all properties in the Urban/Suburban Area except those in the S-3 Zoning District.
19.	3.8.3, Application Filing (Zoning Permits)	Codify the requirement for a Building Safety Inspection to be carried out by the Building Inspection Services Department before the issuance of a Zoning Permit for a change in building use (as applicable).	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Consensus regarding proposed amendments • Feb. 8, 2021 Workshop: Not discussed
20.	3.8.4, Zoning and Planning Director Review and Action (Zoning Permits)	Remove language indicating the Director will return a signed copy of the application after the approval or disapproval of a Zoning Permit.	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Consensus regarding proposed amendments • Feb. 8, 2021 Workshop: Not discussed
21.	3.8.6, Lapse of Approval (Zoning Permits)	Increase the allowance for Zoning Permit lapse of approvals from 90 days to six months and change the extension allowance from six 90-day extensions to three six-month extensions.	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Consensus regarding proposed amendments • Feb. 8, 2021 Workshop: Not discussed
22.	3.13.1, Authority (Appeals of Zoning-Related Administrative Decisions)	Clarify that upon enforcement-related decisions cannot be appealed.	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Consensus regarding proposed amendments • Feb. 8, 2021 Workshop: Not discussed
23.	Sec. 3.13.3 and 3.14.3, Effect of Filing (Appeals of Zoning-Related and Subdivision Related Administrative Decisions)	Clarify that upon filing of a complete application for an appeal, any permits, decisions, or determinations that are the subject of the appeal shall be temporarily suspended.	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Consensus regarding proposed amendments • Feb. 8, 2021 Workshop: Not discussed
24.	3.13.6, Public Hearing Notice (Appeals of Zoning-Related and Subdivision Related Administrative Decisions)	Clarify that Neighbor and Posted Notice of BZA Public Hearings shall be provided in accordance with the requirements of the ZLDR.	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Consensus regarding proposed amendments • Feb. 8, 2021 Workshop: Not discussed
25.	3.15.3, Street Names	Amend language to state that applicants submit proposed street names to the 9-1-1 Consolidated Dispatch Center.	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Consensus regarding proposed amendments • Feb. 8, 2021 Workshop: Not discussed

CHAPTER 4, BASE ZONING DISTRICTS

PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)

#	<u>Chapter/ Article/ Section</u>	<u>Description</u>	<u>Commission Action & Date</u>
26.	Throughout (reorganization)	<ul style="list-style-type: none"> • Move the NRM Natural Resource Management District from Chapter 5 (Overlay and Special Purpose Zoning Districts) to Art. 4.3, NR, Natural Resource Management District; • Move the provision for a one-time subdivision of nonconforming lots of record existing prior to April 21, 1999 to the front of the Article to avoid duplicating it in each zoning district; and • Add the Waterfront Development Standards (OCRM Critical Line Setback and Buffer, Minimum Lot Size, Minimum Lot Width/Average) to each zoning district's density/intensity and dimensional standards table for easier reference. 	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Consensus regarding proposed amendments • Feb. 8, 2021 Workshop: Not discussed
27.	4.1.1, Establishment of Zoning Districts	Add new Zoning Districts with corresponding density/intensity and dimensional standards to implement the Comprehensive Plan Future Land Use designations: Parks, Recreation, and Open Space (OS) Zoning District; Special Management (S-4) Zoning District; Civic/ Institutional (CI) Zoning District; and Rural Industrial (RI).	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Consensus regarding proposed amendments • Feb. 8, 2021 Workshop: Not discussed (<i>changes to the R-4 district described below makes the S-4 district no longer necessary</i>)
28.	4.1.1, Establishment of Zoning Districts	Combine the R-4 and MHS Zoning Districts into the R-6 Zoning District with a maximum density of 6 du/ac.	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Commission directed staff to only allow density increases inside the UGB except for those properties located adjacent to the UGB and on the Sea Islands, which should maintain the current density of four dwelling units per acre. • Feb. 8, 2021 Workshop: Commission directed staff to keep the R-4 zoning district density at 4du/ac across the County, and: <ul style="list-style-type: none"> ○ Reduce the minimum lot size to 5,000 square feet; ○ Allow different types of housing units by right (duplexes, townhomes, triplexes, fourplexes); ○ Delete the requirement to have 1.5 times the minimum lot size to have an accessory dwelling unit; ○ Remove the accessory dwelling unit size limitation of 800 square feet; and ○ Address higher densities for affordable and workforce housing in ZLDR Chapter 6. <p><i>This change makes the R-6 and S-4 districts no longer necessary; the R-4 and MHS districts will remain per the ZLDR currently in effect.</i></p>

PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)

<u>#</u>	<u>Chapter/ Article/ Section</u>	<u>Description</u>	<u>Commission Action & Date</u>
29.	4.1.1, Establishment of Zoning Districts	Combine the M-8 and M-12 Zoning Districts into the Urban Residential (UR) Zoning District with a maximum density of 16 du/ac.	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Consensus regarding proposed amendments • Feb. 8, 2021 Workshop: Not discussed
30.	4.1.1, Establishment of Zoning Districts	Combine the CT Zoning District with the CN Zoning District.	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Consensus regarding proposed amendments • Feb. 8, 2021 Workshop: Not discussed
31.	Table 4.1.1, Establishment of Zoning Districts	Add Comprehensive Plan Future Land Use Designations to show the relationship between each Zoning District and Future Land Use Designation.	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Consensus regarding proposed amendments • Feb. 8, 2021 Workshop: Not discussed
32.	4.1.2, Zoning District References	Assign zoning districts to classes of use (nonresidential, office, residential, and agricultural).	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Consensus regarding proposed amendments • Feb. 8, 2021 Workshop: Not discussed
33.	4.1.3, Zoning District Hierarchy	Add the NR zoning district as the most restrictive zoning district.	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Consensus regarding proposed amendments • Feb. 8, 2021 Workshop: Not discussed

<p>34.</p>	<p>4.2.1, Density</p>	<p>Clarify that density is the number of dwelling units (lots) per acre and that density in the Rural Area is calculated from the parent tract as it existed on April 21, 1999.</p>	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Commission directed staff to: <ul style="list-style-type: none"> • Clarify the difference between “dwelling units” and “lots” as used in this section and throughout the ZLDR potentially using the term “Principal Dwelling Units per acre”; and • Investigate if any legal ramifications exist and how situations where a permit to fill a wetland has already been obtained. • Feb. 8, 2021 Workshop: Consensus regarding the revised proposed amendments: <ul style="list-style-type: none"> • Change the terms “dwelling units per acre” and “dwellings per acre” to “Principal Dwelling Units per acre”; • Add the following definition to Chapter 12, Definitions: “Principal Dwelling Unit: The primary or predominant Dwelling Unit on a Lot.” • Amend Section 4.2.1 read as follows: Density refers to the number of Principal Dwelling Units per unit of land area. Density is calculated by dividing the number of Principal Dwelling Units on a site by the gross area (in acres) of highland of the site on which the Principal Dwelling Units are located. Freshwater wetlands and OCRM Critical Line Area shall not be used to calculate density. The number of Principal Dwelling Units allowed on a site is based on the presumption that all other applicable standards of this Ordinance shall be met. The maximum density established for a district is not a guarantee that such densities may be obtained, nor shall the inability of a development to achieve the stated maximum density be considered sufficient justification for varying or otherwise adjusting other density,
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PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)

#	<u>Chapter/ Article/ Section</u>	<u>Description</u>	<u>Commission Action & Date</u>
			intensity or dimensional standards of this Ordinance; <ul style="list-style-type: none"> • Amend Sections 8.4.2.A.4.j and 8.5.2.B.9 to require United States Army Corps of Engineers Approved Jurisdictional Determinations as part of Preliminary and Final Plat applications; and • Amend the definition of “Lot Area” to read as follows: The total area included within the boundaries of a Lot, measured in a horizontal plane, excluding Freshwater Wetlands and OCRM Critical Line Area.
35.	4.2.3, Setbacks	Clarify that “unobstructed” and “unoccupied open area” refer to anything that is constructed or erected within the setback that is determined to have a permanent location on the ground.	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Commission directed staff to consider reducing the threshold to less than 12 inches • Feb. 8, 2021 Workshop: Consensus regarding the revised proposed amendments: Change the provision to “less than 12 inches”
36.	4.2.3, Setbacks	Include a provision that Variances may not be required when a structure encroaches 12” or less into any required setback and that such administrative setback reductions shall be determined by the Director on a case-by-case basis.	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Consensus regarding proposed amendments • Feb. 8, 2021 Workshop: Not discussed
37.	4.2.3, Setbacks	Clarify that when the front, interior side and rear setbacks of the underlying zoning district reduces the buildable width of a lot to less than 40 feet, the Zoning and Planning Director shall be authorized to reduce the required setbacks as much as necessary up to a 15-foot setback (provided the setbacks are not reduced beyond the Critical Line Buffer depth).	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Consensus regarding proposed amendments • Feb. 8, 2021 Workshop: Not discussed

<p>38.</p>	<p>4.2.4, Building Height and Structure Height</p>	<p>Include a requirement that fences and walls not obstruct the flow of water in natural drainage courses or drainage easements and that when constructed in a public easement, fences may be removed for utility purposes with all costs for removal and restoration borne by the property owner.</p>	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Commission directed staff to investigate expressing building height limitations as stories or floors in multi-family and nonresidential zoning districts similar to the way the City of Charleston regulates building height • Feb. 8, 2021 Workshop: Consensus regarding the revised proposed amendments: <ul style="list-style-type: none"> • Agricultural and Residential Districts: Maintain the height limit of 35 feet. • UR District: Maintain the height limit of 50 feet/4 stories, but include the phrase “whichever is less.” • RO District: Maintain the height limit of 35 feet. • CI District: Change the height limit from 35 feet to 35 feet/2½ stories, whichever is less. • GO District: Change the height limit from 35 feet to 35 feet/2½ stories, whichever is less. • NC District: Change the height limit from 35 feet to 35 feet/2½ stories, whichever is less. • CR District: Maintain the height limit of 35 feet. • CC District: Change the height limit for properties in the Urban/Suburban Area from 55 feet to 55 feet/3½ stories, whichever is less; maintain the height limit of 35 feet for properties in the Rural Area. • I District: Change the height limit for properties in the Urban/Suburban Area from 55 feet to 55 feet/3½ stories, whichever is less; maintain the height limit of 35 feet for properties in the Rural Area. • RI District: Maintain the height limit of 35 feet. • Add the following definition for “Half Story”: The space under a gabled or hipped roof, where the wall plates, or
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PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)

#	Chapter/ Article/ Section	Description	Commission Action & Date
			knee walls, on at least two opposite exterior walls are not more than two feet above the finished floor of such story. The aggregate width of dormers on a half-story shall not exceed 50 percent of the width of the exterior wall.
39.	4.2.4, Building Height and Structure Height	Exempt roof-mounted solar collectors from height limits.	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Consensus regarding proposed amendments • Feb. 8, 2021 Workshop: Not discussed
40.	4.2.5, Building Coverage	At the Jan. 11, 2021 meeting, the Planning Commission directed staff to include language clarifying that building coverage is expressed as a percentage.	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Commission directed staff to clarify that building coverage is expressed as a percentage • Feb. 8, 2021 Workshop: Consensus regarding the revised proposed amendments: Amend Section 4.2.5, Building Coverage, and the definition of “Building Coverage” to read as follows: Building Coverage is the proportion, expressed as a percentage, of the area of a Lot covered by Buildings (Principal and Accessory) or roofed areas, as measured along the outside wall at ground level, and including all projections, other than fire escapes, canopies and the first two feet of a roof overhang. Swimming pools (excluding the pool decking) shall be included in Building Coverage.
41.	4.10.3, RR-3 Zoning District Density/Intensity and Dimensional Standards	Increase density from 1du/3 acres to 1du/acre.	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Commission directed staff to prohibit density increases outside the UGB • Feb. 8, 2021 Workshop: Consensus regarding the revised proposed amendments: Maintain the RR-3 density of 1du/3ac.
42.	4.11.3, S-3 Zoning District Density/Intensity and Dimensional Standards	Allow 10,000 SF lots with 70’ minimum lot widths when water and sewer are available (currently: 12,500 SF with 70’ min. lot width if water or sewer is available).	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Consensus regarding proposed amendments • Feb. 8, 2021 Workshop: Not discussed
43.	4.14.3, MHP Zoning District Density/Intensity and Dimensional Standards	Clarify that 10’ of separation is required between each manufactured housing unit and between manufactured housing units and other buildings.	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Consensus regarding proposed amendments • Feb. 8, 2021 Workshop: Not discussed

PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)

<u>#</u>	<u>Chapter/ Article/ Section</u>	<u>Description</u>	<u>Commission Action & Date</u>
44.	Density/Intensity and Dimensional Standards: 4.18 (GO); 4.19 (NC); 4.20 (RC); 4.21(CC), and 4.23 (I) Zoning Districts	Change the minimum setbacks to match the minimum vegetated buffer requirements.	<ul style="list-style-type: none"> Jan. 11, 2021 Workshop: Consensus regarding proposed amendments Feb. 8, 2021 Workshop: Not discussed
45.	Building Height Limits: 4.21, CC, and 4.23, I, Zoning Districts	Add maximum building heights of 55 feet in the Urban/Suburban Area and 35 feet in the Rural Area.	<ul style="list-style-type: none"> Jan. 11, 2021 Workshop: Consensus regarding proposed amendments Feb. 8, 2021 Workshop: Not discussed
46.	4.24, Waterfront Development Standards	Relocate the OCRM Critical Line buffer and setback requirements from Chapter 9 to Chapter 4 for ease of reference.	<ul style="list-style-type: none"> Jan. 11, 2021 Workshop: Consensus regarding proposed amendments Feb. 8, 2021 Workshop: Not discussed
47.	4.25.2, Planned Development Zoning Districts (PD) Purpose	Replace with a reference to the strategies contained in the current Comprehensive Plan in effect.	<ul style="list-style-type: none"> Jan. 11, 2021 Workshop: Consensus regarding proposed amendments Feb. 8, 2021 Workshop: Not discussed
48.	4.25.5.A, Development Standards-Maximum Density	Maximum Density: Delete the density increase provisions relating to common open space (these provisions are no longer in the Comprehensive Plan).	<ul style="list-style-type: none"> Jan. 11, 2021 Workshop: Consensus regarding proposed amendments Feb. 8, 2021 Workshop: Not discussed
49.	4.25.5, Development Standards	Add maximum density in Urban/Suburban Area: 12 dwelling units where zoning is R-6 and 24 dwelling units where zoning is UR.	<ul style="list-style-type: none"> Jan. 11, 2021 Workshop: Consensus regarding proposed amendments Feb. 8, 2021 Workshop: Not discussed
50.	4.25.5.B, Development Standards - Modification of ZLDR Standards	Prohibit PDs from modifying ZLDR Chapters 1, 2, 3, 10, 11, 12, and Appendix A as well as the dimensional standards for the S-3 and S-4 Zoning Districts.	<ul style="list-style-type: none"> Jan. 11, 2021 Workshop: Consensus regarding proposed amendments Feb. 8, 2021 Workshop: Not discussed
51.	4.25.5.E, Development Standards – Perimeter Buffer	Require a minimum Type A, 10' vegetated buffer around the perimeter of PDs.	<ul style="list-style-type: none"> Jan. 11, 2021 Workshop: Consensus regarding proposed amendments Feb. 8, 2021 Workshop: Not discussed
52.	4.25.5.G, Development Standards - Access	<ul style="list-style-type: none"> Require stub outs to adjacent properties for access connections. Allow cul-de-sacs, t-turnarounds, and dead-end streets only at the discretion of the Zoning & Planning Director. Require that sidewalks and/or multi-use paths be provided as required by the ZLDR. 	<ul style="list-style-type: none"> Jan. 11, 2021 Workshop: Consensus regarding proposed amendments Feb. 8, 2021 Workshop: Not discussed
53.	4.25.5.I, Development Standards – Industrial Areas	Require a minimum Type D, 40' vegetated buffer where industrial uses abut residential uses within a PD.	<ul style="list-style-type: none"> Jan. 11, 2021 Workshop: Consensus regarding proposed amendments Feb. 8, 2021 Workshop: Not discussed
54.	4.25.6, Common Open Space	Decrease percentage of open space that can be provided in the form of freshwater wetlands, detention ponds not created as amenity areas, and buffers from 40% to 30%.	<ul style="list-style-type: none"> Jan. 11, 2021 Workshop: Consensus regarding proposed amendments Feb. 8, 2021 Workshop: Not discussed
55.	4.25.7, Affordable and Workforce Dwelling Units	Amend to allow density bonuses for PDs proposed for properties located in the Urban/Suburban Area when a minimum of 30% of the units are affordable or workforce dwelling units and the PD complies with the applicable requirements of Sec. 6.4.19.	<ul style="list-style-type: none"> Jan. 11, 2021 Workshop: Consensus regarding proposed amendments Feb. 8, 2021 Workshop: Not discussed

PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)

<u>#</u>	<u>Chapter/ Article/ Section</u>	<u>Description</u>	<u>Commission Action & Date</u>
56.	4.25.8, Planned Development Procedure	<ul style="list-style-type: none"> • Require PD applicants presenting conceptual plans to the Planning Commission to submit a memo and presentation detailing the proposed development at least 20 days prior to the PC workshop. • Require PD applicants to notify Interested Parties and owners of property within 300 feet of the subject parcel(s) of community workshops. • Clarify that all required information must be submitted prior to staff review. • Clarify the application signatory requirements for properties owned by corporations and partnerships. • Codify the process for finalizing PDs that are approved by County Council. 	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Consensus regarding proposed amendments • Feb. 8, 2021 Workshop: Not discussed
57.	4.25.9, Planned Development Guidelines and Sketch Plans	Require a narrative and sketch plan detailing the proposed stormwater system design approach.	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Consensus regarding proposed amendments • Feb. 8, 2021 Workshop: Not discussed
58.	4.25.10, Variances and Other Modifications to Approved PD Development Plans	<ul style="list-style-type: none"> • Minor modifications (administrative approval required): <ul style="list-style-type: none"> ○ Increases in Common Open Space, setbacks, area/dimensions/density of landscape buffers; ○ Decreases in density/numbers of dwelling units, building floor areas, numbers/sizes of signs; and ○ Minor shifts in the layouts of land uses and location of access points/internal roadways. • Major modifications (require PD amendment): All other modifications. 	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Consensus regarding proposed amendments • Feb. 8, 2021 Workshop: Not discussed
59.	4.25.10, Variances and Other Modifications to Approved PD Development Plans	Allow variance requests for trees, setbacks, buffers, height, and maximum lot/building coverage for individual lots (all other changes/variances require PD amendments).	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Consensus regarding proposed amendments • Feb. 8, 2021 Workshop: Not discussed
60.	4.25.11, Subdivision of Land Located within Approved Planned Developments	Delete section as it is no longer necessary.	<ul style="list-style-type: none"> • Jan. 11, 2021 Workshop: Consensus regarding proposed amendments • Feb. 8, 2021 Workshop: Not discussed
PROPOSED AMENDMENTS THROUGHOUT THE ZLDR			
61.	Sec. 6.4.19, Affordable and Workforce Dwelling Units	Incentivize the development of affordable and workforce dwelling units pursuant to the County Council Special Housing Committee directive.	<ul style="list-style-type: none"> • March 8, 2021: First presented and discussed

ZLDR REVIEW PROJECT

Charleston County Planning Commission Meeting

March 8, 2021

PLANNING COMMISSION MEETING

Proceed with a recommendation on the overall amendments and proposed amendments to Chapters One through Four (including changes discussed at the February workshop)

OVERALL AMENDMENTS

- Include allowances for delays in action by Review and Decision-Making Bodies due to official declarations of states of emergency.
- Clerical updates and corrections.
- Update buildable area threshold from 40' by 40' to 1,600 SF with a minimum width of 20' to increase flexibility in lot layout.

CHAPTERS 1 – 4: CHANGES FROM THE FEBRUARY WORKSHOP

- Section 3.8.1, Zoning Permit Applicability: Require zoning permits for new impervious surfaces greater than 120 square feet in cumulative total for properties located in the Urban/Suburban Area except those in the S-3 Zoning District.
- Section 4.2.1, Density:
 - Change the terms “dwelling units per acre” and “dwellings per acre” to “Principal Dwelling Units per acre”; and
 - Add the following definition to Chapter 12, Definitions: “Principal Dwelling Unit: The primary or predominant Dwelling Unit on a Lot.”
- Section 4.2.1, Density (Freshwater Wetlands):
 - Amend Section 4.2.1 read as follows: Density refers to the number of Principal Dwelling Units per unit of land area. Density is calculated by dividing the number of Principal Dwelling Units on a site by the gross area (in acres) of highland of the site on which the Principal Dwelling Units are located. Freshwater wetlands and OCRM Critical Line Area shall not be used to calculate density. The number of Principal Dwelling Units allowed on a site is based on the presumption that all other applicable standards of this Ordinance shall be met. The maximum density established for a district is not a guarantee that such densities may be obtained, nor shall the inability of a development to achieve the stated maximum density be considered sufficient justification for varying or otherwise adjusting other density, intensity or dimensional standards of this Ordinance;
 - Amend Sections 8.4.2.A.4.j and 8.5.2.B.9 to require United States Army Corps of Engineers Approved Jurisdictional Determinations as part of Preliminary and Final Plat applications; and
 - Amend the definition of “Lot Area” to read as follows: The total area included within the boundaries of a Lot, measured in a horizontal plane, excluding Freshwater Wetlands and OCRM Critical Line Area.
- Section 4.2.3, Setbacks: Include a provision allowing administrative variances when structures encroach less than 12 inches into any required setback as determined by the Zoning and Planning Director.

CHAPTERS 1 – 4: CHANGES FROM THE FEBRUARY WORKSHOP

- Section 4.2.4, Building Height: Amend the building height requirements as follows:
 - Agricultural and Residential Districts: Maintain the height limit of 35 feet.
 - UR District: Maintain the height limit of 50 feet/4 stories, but include the phrase “whichever is less.”
 - RO District: Maintain the height limit of 35 feet.
 - CI District: Change the height limit from 35 feet to 35 feet/2½ stories, whichever is less.
 - GO District: Change the height limit from 35 feet to 35 feet/2½ stories, whichever is less.
 - NC District: Change the height limit from 35 feet to 35 feet/2½ stories, whichever is less.
 - CR District: Maintain the height limit of 35 feet.
 - CC District: Change the height limit for properties in the Urban/Suburban Area from 55 feet to 55 feet/3½ stories, whichever is less; maintain the height limit of 35 feet for properties in the Rural Area.
 - I District: Change the height limit for properties in the Urban/Suburban Area from 55 feet to 55 feet/3½ stories, whichever is less; maintain the height limit of 35 feet for properties in the Rural Area.
 - RI District: Maintain the height limit of 35 feet.
 - Add the following definition for “Half Story”: The space under a gabled or hipped roof, where the wall plates, or knee walls, on at least two opposite exterior walls are not more than two feet above the finished floor of such story. The aggregate width of dormers on a half-story shall not exceed 50 percent of the width of the exterior wall below the dormer(s).

CHAPTERS 1 – 4: CHANGES FROM THE FEBRUARY WORKSHOP

- Section 4.2.5, Building Coverage: Amend Section 4.2.5, Building Coverage, and the definition of “Building Coverage” to read as follows: Building Coverage is the proportion, expressed as a percentage, of the area of a Lot covered by Buildings (Principal and Accessory) or roofed areas, as measured along the outside wall at ground level, and including all projections, other than fire escapes, canopies and the first two feet of a roof overhang. Swimming pools (excluding the pool decking) shall be included in Building Coverage.
- RR-3 Zoning District: Maintain the density of one dwelling unit per three acres in the RR-3 Zoning District with the ability to achieve one dwelling unit per two acres or one dwelling unit per acre through the Conservation Subdivision process as currently allowed.
- R-4 Zoning District:
 - Maintain the current R-4 zoning district density of four dwelling units per acre;
 - Reduce the minimum lot size in the R-4 zoning district to 5,000 square feet to allow the realization of four dwelling units per acre;
 - Allow different housing types (duplexes, triplexes, fourplexes) by-right in the R-4 zoning district;
 - Delete the requirement to have 1.5 times the minimum lot size to have an accessory dwelling unit in the Urban/Suburban Area;
 - Delete the 800 square foot maximum accessory dwelling unit size requirement for properties in the Urban/Suburban Area; and
 - Address higher densities for affordable and workforce housing in Chapter 6.

PUBLIC INPUT (AS OF NOON ON FEBRUARY 26, 2021)

- A total of 538 letters have been received since December 23, 2020:
- 1 letter in favor of proposed RR-3 changes
- 1 letter in favor of proposed RR-3 and R-4 changes (CTAR)
- 5 letters calling for more public outreach about the changes
- 5 letters calling for no density increased outside the UGB
- 5 letters calling for no more homes on Johns Island
- 35 letters against zoning/density changes in general
- 1 letter against tree removal for development
- 1 letter against the proposed mini-golf and larger housing development projects
- 11 letters against any changes on Seabrook and Kiawah Islands
- 27 letters against any zoning changes until infrastructure issues are addressed
- 1 letter against the proposed RR-3 changes
- 19 letters against the proposed R-4 changes
- 41 letters against zoning changes for property behind Freshfields/along Kiawah Island Parkway
- 384 letters against the RR-3 and R-4 changes on Johns Island / the Sea Islands
- 1 letter against storage units on Johns Island

PLANNING COMMISSION RECOMMENDATION

ZLDR Amendment Project

Legend:

Red, bold, italicized text (***example***): proposed addition to text

Blue, bold, italicized text (***example***): proposed clerical change

Black, struck-through text (~~example~~): proposed deletion of existing text



CHAPTER 1 | INTRODUCTORY PROVISIONS

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ARTICLE 1.1 TITLE

This Ordinance shall be officially known and cited as the Zoning and Land Development Regulations of Charleston County, South Carolina. It may be referred to in this document simply as "this Ordinance."

Effective on: 11/20/2001, as amended

ARTICLE 1.2 AUTHORITY

This Ordinance is adopted pursuant to the statutory authority conferred by Title 4, Chapter 9 and Title 6, Chapter 29 of the Code of Laws of South Carolina, as amended.

Effective on: 11/20/2001, as amended

ARTICLE 1.3 EFFECTIVE DATE

This Ordinance shall take effect on April 21, 1999, as amended.

Effective on: 11/20/2001, as amended

ARTICLE 1.4 APPLICABILITY AND JURISDICTION



§1.4.1 Generally

This Ordinance shall apply to all development, public and private, within the unincorporated areas of Charleston County. All structures and land uses constructed or commenced hereafter, and all enlargements of, additions to, changes in and relocations of existing structures and uses occurring hereafter shall be subject to this Ordinance and all other authorities pursuant to Title 6, Chapter 29 of the Code of Laws of South Carolina, as amended.

[Commentary—These Zoning and Land Development Regulations contain zoning, subdivision and other land development regulations (LDRs) that help implement Charleston County's *Comprehensive Plan*.]

Effective on: 11/20/2001, as amended

§1.4.2 New or Moved Structures

All structures built hereafter shall comply with all of the regulations of this Ordinance. Any structure moved from one site to another site, including movement within a **Z**oning **L**ot, shall be considered to be a structure built hereafter. Effective on: 11/20/2001, as amended

§1.4.3 Remodeling

If any structure is hereafter remodeled:

- A. The entire structure as remodeled shall comply with the use regulations of this Ordinance.
- B. Any alterations, enlargements, or additions to the structure shall comply with all applicable **D**ensity/**I**ntensity and **D**imensional **S**tandards of the underlying **Z**oning **D**istrict **in which the property is located**.
- C. Off-street parking facilities shall not be reduced below (or if already less than, shall not be further reduced below) the requirements of this Ordinance applicable to a similar new structure or use.

Effective on: 11/20/2001, as amended

§1.4.4 Change in Land Use or Land Classification

If a use of any structure is hereafter changed to another use, then the new use must comply with the use regulations in **CHAPTER 6, Use Regulations**, of this Ordinance, but the mere establishment of the new use does not require the existing structure to comply with the **D**ensity/**I**ntensity and **D**imensional **S**tandards of the **base** underlying **Z**oning **D**istrict.

Effective on: 11/20/2001, as amended

ARTICLE 1.5 PURPOSE AND INTENT



This Ordinance is intended to protect the health, safety, and general welfare of existing and future residents of Charleston County by:

- A. Implementing the goals, objectives and policies of the *Comprehensive Plan*;
- B. Providing for adequate light, air, and open space;
- C. Preventing overcrowding of land, to avoid undue concentration of population, and to lessen congestion in the streets;
- D. Protecting and preserving scenic, historic, or ecologically sensitive areas;
- E. Regulating the **D**ensity and distributions of populations and the uses of buildings, structures and land for trade, industry, residence, recreation, agriculture, forestry, conservation, airports and approaches thereto, water supply, sanitation, protection against floods, public activities, and other purposes;
- F. Facilitating the adequate provision or availability of transportation, police and fire protection, water, sewage, schools, parks and other recreational facilities, affordable housing, disaster evacuation, and other public services and requirements;
- G. Securing from fire, flood, and other dangers;
- H. Furthering the public welfare in any other regard specified by a local governing body;
- I. Facilitating the creation of a convenient, attractive and harmonious community;
- J. Encouraging the development of economically sound and stable municipalities and counties;
- K. Assuring the timely provision of required streets, utilities, and other facilities and services to new land developments;
- L. Assuring the provision of needed public open spaces, building sites and new land developments through the dedication or reservation of land for recreational, educational, transportation, and other public purposes; and
- M. Assuring, in general, the wise and timely development of new areas, and redevelopment of previously developed areas in harmony with the *Comprehensive Plan*; and
- N. Fostering growth and development, and preserving our natural and cultural resources, always respecting the rights of the individual, including private property rights.

Effective on: 11/20/2001, as amended

ARTICLE 1.6 COMMENTARY

Commentaries may be included in this Ordinance whenever a provision requires additional explanation to clarify its intent. Commentaries have no regulatory effect, but rather are intended solely as a guide for administrative officials and the public to use in understanding and interpreting provisions of the Zoning and Land Development Regulations.

[Commentary—"Commentaries" are used as a guide for administrative officials and the public to use in interpreting and understanding the rationale behind this Ordinance's regulations.]

Effective on: 11/20/2001, as amended

ARTICLE 1.7 WORD USAGE AND CONSTRUCTION OF LANGUAGE

§1.7.1 Meanings and Intent

All provisions, terms, phrases and expressions contained in this Ordinance shall be construed according to the Purpose and Intent set out in **ARTICLE 1.5, *Purpose and Intent***.



Effective on: 11/20/2001, as amended

§1.7.2 Headings, Illustrations and Text

In case of any difference of meaning or implication between the text of this Ordinance and any heading, drawing, table, figure, or illustration, the text shall control.

Effective on: 11/20/2001, as amended

§1.7.3 Lists and Examples

Unless otherwise specifically indicated, lists of items or examples that use terms such as "including," "such as," or similar language are intended to provide examples; not to be exhaustive lists of all possibilities. Effective on: 11/20/2001, as amended

§1.7.4 Computation of Time

All references to "days" are to Charleston County Government work days unless otherwise expressly stated. The time in which an act is to be done shall be computed by excluding the first day and including the last day. If the last day is a Saturday, Sunday, or holiday observed by Charleston County Government, that day shall be excluded.

Effective on: 11/20/2001, as amended

§1.7.5 References to Other Regulations, Publications and Documents

Whenever reference is made to a resolution, ordinance, statute, regulation, or document, that reference shall be construed as referring to the most recent editions of such regulation (as amended), resolution, ordinance, statute, regulation, or document or to the relevant successor document, unless otherwise expressly stated.

Effective on: 11/20/2001, as amended

§1.7.6 Delegation of Authority

Authority to enforce the provisions of this Ordinance falls to the Director of the **Zoning and Planning** Department or the designee of the Director, or to the head of the department (or that department head's designee) to which the responsibility of executing the provision falls. Any reference to the "**Zoning and Planning** Department" shall mean the Director of the Charleston County **Zoning and Planning** Department or their designee.

Effective on: 11/20/2001, as amended

§1.7.7 Technical and Nontechnical Terms



Words and phrases shall be construed according to the common and approved usage of the language, but technical words and phrases that may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to such meaning. Certain words and phrases are defined in [CHAPTER 12, *Definitions*](#), of this Ordinance; those words and phrases shall be construed in accordance with their definitions in [CHAPTER 12, *Definitions*](#).

Effective on: 11/20/2001, as amended

§1.7.8 Public Officials and Agencies

All public officials, bodies, and agencies to which references are made are those of Charleston County, unless otherwise expressly provided. Whenever reference is made to a public official's title or name of a public agency, that reference shall be construed as referring to the most up-to-date title or agency name, or to the relevant successor official or agency.

Effective on: 11/20/2001, as amended

§1.7.9 Mandatory and Discretionary Terms

The words "shall," "will," and "must" are mandatory. The words "may" and "should" are advisory and discretionary terms.

Effective on: 11/20/2001, as amended

§1.7.10 Conjunctions

Unless the context clearly suggests the contrary, conjunctions shall be interpreted as follows:

- A.** "And" indicates that all connected items, conditions, provisions, or events apply; and
- B.** "Or" indicates that one or more of the connected items, conditions, provisions, or events ~~may~~ apply.

Effective on: 11/20/2001, as amended

§1.7.11 Tenses and Plurals

Words used in one tense (past, present, or future) include all other tenses, unless the context clearly indicates the contrary. The singular includes the plural, and the plural includes the singular.

Effective on: 11/20/2001, as amended

ARTICLE 1.8 MINIMUM REQUIREMENTS



The standards of this Ordinance are minimum requirements. The issuance of any permit, certificate, or approval in accordance with the standards and requirements of this Ordinance shall not relieve the recipient of responsibility for complying with all other applicable requirements of any other county, state, or federal agency.

Effective on: 11/20/2001, as amended

ARTICLE 1.9 CONFLICTING PROVISIONS

§1.9.1 Conflict with State or Federal Regulations

If the provisions of this Ordinance are inconsistent with those of the state or federal government, the more restrictive provision shall control, to the extent permitted by law.

Effective on: 11/20/2001, as amended

§1.9.2 Conflict with Other County Regulations

If the provisions of this Ordinance are inconsistent with one another, or if they conflict with provisions found in other adopted ordinances or regulations of the County, the more restrictive provision will control. No text amendment, zoning **V**ariance, or condition of approval attached to any form of development approval under this Ordinance shall have the effect of nullifying, abrogating, or diminishing the provisions of any other County ordinance.

Effective on: 11/20/2001, as amended

§1.9.3 Conflict with Private Easements, Agreements, or Covenants

This Ordinance is not intended to abrogate, annul, or otherwise interfere with any private **E**asement, agreement, covenant, restriction or other private legal relationship. The County is responsible for enforcing this Ordinance; it does not enforce private agreements, **E**asements, covenants, or restrictions to which the County is not a party. Restrictive covenants affidavit(s) shall be signed by the **A**pplicant or current property owner(s) for all permit applications including, but not limited to, zoning **V**ariance applications, applications for rezoning, **S**pecial **E**xception applications, **S**ite **P**lan **R**eview applications, subdivision applications and **H**ome **O**ccupation permits in compliance with State law, "**Section 6-29-1145 et. seq. of the code of laws of South Carolina (1976), as amended.** ~~that states:~~

- A. ~~In an application for a permit, the local planning agency must inquire in the application or by written instructions to an applicant whether the tract or parcel of land is restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the permitted activity.~~
- B. ~~If a local planning agency has actual notice of a restrictive covenant on a tract or parcel of land that is contrary to, conflicts with, or prohibits the permitted activity:~~
 1. ~~In the application for the permit;~~
 2. ~~From materials or information submitted by the person or persons requesting the permit; or~~



- ~~3. From any other source including, but not limited to, other property holders, the local planning agency must not issue the permit unless the local planning agency receives confirmation from the applicant that the restrictive covenant has been released for the tract or parcel of land by action of the appropriate authority or property holders or by court order.~~

C. ~~As used in this section:~~

- ~~1. 'actual notice' is not constructive notice of documents filed in local offices concerning the property, and does not require the local planning agency to conduct searches in any records offices for filed restrictive covenants;~~
- ~~2. 'permit' does not mean an authorization to build or place a structure on a tract or parcel of land; and~~
- ~~3. 'restrictive covenant' does not mean a restriction concerning a type of structure that may be built or placed on a tract or parcel of land."~~

Effective on: 3/4/2008, as amended

ARTICLE 1.10 ZONING MAP

§1.10.1 Adoption

Charleston County is hereby divided into **Z**oning **D**istricts as shown on the Charleston County Official Zoning Map (also known as the Digital Zoning Database or Zoning Map) which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Ordinance.

Effective on: 11/20/2001, as amended

§1.10.2 Format

The Official Zoning Map is maintained in the form of a machine-readable representation of a geographic phenomenon stored for display or analysis by a digital computer. The digital zoning database stored in the Geographical Information System (GIS) is hereby designated, established, and incorporated as a part of these regulations and the originals thereof, which are on file at the offices of the **Zoning and** Planning Department, shall be as much a part of these regulations as if they were fully described in these regulations. Upon adoption of this Ordinance and any amendment thereto, the **Zoning and** Planning Department may produce a paper version of the Official Zoning Map.

Effective on: 11/20/2001, as amended

§1.10.3 Amendments

If amendments are made in **Z**oning **D**istrict boundaries in accordance with the procedures of Article 3.4, **Zoning Map Amendments [Rezoning], or Article 4.25, Planned Development Zoning District**, such amendments shall be effective upon final approval of the Ordinance by County Council and shall be updated by the **Zoning and** Planning Department on the Zoning Database promptly after the amendment has been approved by County Council.

Effective on: 11/20/2001, as amended



§1.10.4 Location

The original paper version of the Official Zoning Map shall be stored in the office of the **Zoning and** Planning Department. The official Zoning Map shall be updated at least annually. In case of any dispute regarding the zoning classification of property subject to this Ordinance, the Official Zoning Map maintained by the **Zoning and** Planning Department shall control.

Effective on: 11/20/2001, as amended

§1.10.5 Corrections and Replacement

In the event that the Official Zoning Map becomes damaged, destroyed, or lost, the County Council may by resolution adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map. The new Official Zoning Map may correct drafting and other errors or omissions in the prior Official Zoning Map, but no such correction shall have the effect of amending the original Official Zoning Map, as amended. The new Official Zoning Map shall be marked, "This Official Zoning Map, adopted by resolution of The County Council of The County of Charleston, S.C., on (date) supersedes the Official Zoning Map adopted (date) of the Charleston County," which statement shall be signed by the Chairman of County Council, attested by The County Clerk, and bear the seal of Charleston County, S.C. Unless the prior Official Zoning Map is lost or has been totally destroyed, the map or any significant parts thereof remaining after partial destruction shall be preserved, together with all records of Charleston County regarding its adoption and amendment.

Effective on: 11/20/2001, as amended

§1.10.6 Interpretation of Zoning District Boundaries

Where uncertainty exists with respect to the boundary of any **Zoning District** shown on the **Zoning Map** the following rules shall apply:

- A. Unless otherwise indicated, district boundaries follow **Lot Lines**; center lines of streets, highways, alleys or railroads; center lines of water courses or impoundments of streams, reservoirs, or other bodies of water.
- B. Where so indicated, district boundaries are parallel to the center lines of streets, highways, or railroads, or **Rights-of-Way** of same, or the center lines of streams, reservoirs, or other bodies of water, or said lines extended as such distances therefrom as indicated on the **Zoning Map**. If no distance is given, distance shall be determined by the use of the scale on the **Zoning Map**.
- C. Where any district boundary is indicated on the **Zoning Map** as approximately following the Charleston County boundary line or the corporate limits line of any incorporated place within Charleston County, then such County boundary line or corporate limits line shall be construed to be the actual district boundary.

Effective on: 11/20/2001, as amended

§1.10.7 Marsh Boundaries

With the exception of lands within the ownership of national forests, swampland, wildlife refuges, and any other publicly designated areas, the Office of **Ocean and** Coastal Resource Management shall determine the boundaries and have jurisdiction over critical areas. Fresh water wetlands shall have boundaries set by the Army Corps of Engineers.



Effective on: 11/20/2001, as amended

§1.10.8 Zoning of Additional Land Areas

It is the intent of this Ordinance that every part of the land area of unincorporated Charleston County be included in one of the **Z**oning **D**istricts established by this Ordinance. Any land area that comes under the jurisdiction of this Ordinance or does not appear to be included in a **Z**oning **D**istrict shall be classified in the RM district unless an alternative classification is approved by the Charleston County Council in accordance with the Zoning Map Amendment procedures of **CHAPTER 3, Development Review Procedures**.

Effective on: 11/20/2001, as amended

ARTICLE 1.11 TRANSITIONAL PROVISIONS

§1.11.1 Violations Continue

Any violation of the previous Zoning Ordinance or Subdivision Ordinance will continue to be a violation under this Ordinance and be subject to penalties and enforcement under **CHAPTER 11, Violations, Penalties, and Enforcement**, unless the use, development, construction, or other activity complies with the provisions of this Ordinance, in which case enforcement action shall cease, except to the extent of collecting penalties for violations that occurred before April 21, 1999.

Effective on: 11/20/2001, as amended

§1.11.2 Legal Nonconformities Under Prior Ordinance

Any legal nonconformity under the previous Zoning Ordinance will also be a legal nonconformity under this Ordinance, as long as the situation that resulted in the nonconforming status under the previous Zoning Ordinance continues to exist. If a nonconformity under the previous Zoning Ordinance becomes conforming because of the adoption of this Ordinance, then the situation will no longer be considered a nonconformity.

Effective on: 11/20/2001, as amended

§1.11.3 Approved Projects

- A. Variances and preliminary subdivision plats that have received approval by April 20, 1999, shall remain valid until their expiration date. Construction pursuant to such approval may be carried out in accordance with the development standards in effect at the time that approval was granted, provided that the permit or approval remains valid and has not lapsed. Construction pursuant to **C**onditional **U**se **P**ermits, **V**ariances, preliminary subdivision **P**lats, and **P**lanned **D**evelopments that were approved without an expiration date may be carried out in accordance with the development standards in effect at the time that approval was granted, provided that permits for such construction are issued prior to April 20, 2001. As of April 20, 2001, all construction shall be subject to strict compliance with the regulations of this Ordinance.



- B. No provision of this Ordinance shall require any change in the plans, construction, or designated use of any structure for which a **Z**oning **P**ermit or **B**uilding **P**ermit has been issued prior to April 21, 1999, provided that permit does not lapse and remains valid.
- C. No previously approved **L**ot shall be deemed an unusable **L**ot under the provisions of this Ordinance.

Effective on: 11/20/2001, as amended

§1.11.4 Special Exception Uses

- A. Any use that was legally established before April 21, 1999, without Special Exception approval and which after April 21, 1999, is located in a **Z**oning **D**istrict that requires Special Exception approval for the subject use and which presently continues as an allowable use, shall not be considered a nonconforming use and shall not require a Special Exception. Such uses shall be deemed Uses Permitted by Right, as defined in **CHAPTER 12, Definitions**, of this Ordinance.
- B. Any use that was legally established before April 21, 1999, with a Conditional Use Permit and which after April 21, 1999, is located in a **Z**oning **D**istrict that requires Special Exception approval for the subject use and which presently continues as an allowable use, shall not be considered a nonconforming use and shall not require a Special Exception. Such uses shall be deemed Uses Permitted by Right, as defined in **CHAPTER 12, Definitions**, of this Ordinance.

Effective on: 8/11/2009, as amended

ARTICLE 1.12 SEVERABILITY

If any Court of competent jurisdiction rules any provision of this Ordinance invalid, that ruling shall not affect any not specifically included in the judgment. If any Court of competent jurisdiction rules invalid the application of any provision of this Ordinance to a particular property, building, or other structure, or use, that ruling shall not affect the application of the Ordinance provisions to any property, building, other structure, or use not specifically included in the judgment.

The provisions of this Ordinance are hereby declared to be valid and enforceable, notwithstanding inadvertent and/or clerical error(s); such error(s) as may exist shall not affect the validity or intent of the associated provisions, nor that of the remainder of the Ordinance provisions hereunder.

Effective on: 11/20/2001, as amended



CHAPTER 2 | REVIEW AND DECISION-MAKING BODIES

Contents:

ARTICLE 2.1 COUNTY COUNCIL

ARTICLE 2.2 PLANNING COMMISSION

ARTICLE 2.3 BOARD OF ZONING APPEALS

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ARTICLE 2.1 COUNTY COUNCIL

Sec. 2.1.1 Review Authority

The County Council does not act in a review or recommending capacity.

Sec. 2.1.2 Decision-Making Authority

The County Council shall have final (local) decision-making authority on the following matters:

- A. Comprehensive Plan Amendments;
- B. Zoning and Land Development Regulations (ZLDR) Text Amendments;
- C. Zoning Map Amendments (Rezoning);
- D. Planned Development (PD) Development Plans and PD Zoning Map Amendments; and
- E. Acceptance of public dedications ~~(offered as part of Subdivision Plat process).~~

ARTICLE 2.2 PLANNING COMMISSION

Sec. 2.2.1 Review Authority

The Planning Commission acts in a review and recommending capacity on the following matters:

- A. *Comprehensive Plan* Amendments;
- B. Zoning and Land Development Regulations Text Amendments;
- C. Zoning Map Amendments (Rezoning); and
- D. Planned Development (PD) Development Plans and PD Zoning Map Amendments.

Sec. 2.2.2 Decision-Making Authority

The Planning Commission shall have final (local) decision-making authority on the following matters:

- A. Preliminary Subdivision Plats;
- B. Public Project Review;
- C. Appeals of Administrative Decisions on Final Subdivision Plats;
- D. Appeals of Administrative Decisions on Subdivision Matters;
- E. Names of New Streets and Roads;
- F. Requests for Street Name Changes; and
- G. Any other matters pursuant to Chapter 29, Title 6, Sec. 6-29-340 of the Code of Laws of South Carolina, as amended.



Sec. 2.2.3 Officers, Rules, Meetings, and Minutes

Pursuant to Chapter 29, Title 6 of the Code of Laws of South Carolina Sec. 6-29-350 and Sec. 6-29-360, the Planning Commission shall elect one of its members as chairperson and one as vice-chairperson whose terms must be for one year. It shall appoint a secretary who may be an officer or an employee of the governing authority or of the Planning Commission. The Planning Commission shall adopt rules of organizational procedure and shall keep a record of its resolutions, findings, and determinations, which record must be a public record. The Planning Commission shall meet at the call of the chairperson and at such times as the chairperson or commission may determine. The Planning Commission may purchase equipment and supplies and may employ or contract for such staff and such experts as it considers necessary and consistent with funds appropriated.

Sec. 2.2.4 *Composition* COMPOSITION

The Planning Commission shall consist of nine members appointed by the County Council for terms of four years each, provided, however, that of the initial members of the Planning Commission, five members shall be appointed for four year terms and four members shall be appointed for two year terms. Members shall serve until their successors are appointed and qualified. The members of the Planning Commission shall serve without compensation from the County. Any vacancy which may occur on the Planning Commission shall be filled by County Council appointing a successor to serve out the unexpired term of the vacancy. In appointing members to the Planning Commission the County Council shall consider their professional expertise, knowledge of the community, and concern for the future welfare of the total community and its citizens. The membership of the Planning Commission should represent a broad cross-section of the interests and concerns within Charleston County. No member of the Planning Commission may hold an elected public office in Charleston County.

ARTICLE 2.3 BOARD OF ZONING APPEALS

Sec. 2.3.1 Review Authority

The Board of Zoning Appeals does not act in a review or recommending capacity.

Sec. 2.3.2 Decision-Making Authority

The Board of Zoning Appeals shall have final decision-making authority on the following matters:

- A. Special Exceptions;
- B. Variances; and
- C. Appeals of Administrative Decisions on Zoning Related Matters.

Sec. 2.3.3 Officers, Rules, Meetings, and Minutes

Pursuant to Chapter 29, Title 6 of the Code of Laws of South Carolina Sec. 6-29-790, the Board of Zoning Appeals shall elect one of its members as Chair who shall serve for one year or until re-election or a successor is elected and qualified. The Board of Zoning Appeals shall adopt rules and procedures in accordance with the provisions of this Ordinance not inconsistent with the provisions of Chapter 29 Title 6 of the Code of Laws of South Carolina, as amended. The Board of Zoning Appeals shall appoint a Secretary. The Secretary may be an employee of the County. Meetings of the Board shall be at the call of the Chair and at such other times as the Board of Zoning Appeals may determine. Public notice of all meetings of the Board of Zoning Appeals shall be provided by publication in a newspaper of general circulation in Charleston County. The Board of Zoning Appeals shall keep minutes of its proceedings, showing the vote of each member upon each question or, if absent or failing to vote. The Board of Zoning Appeals shall maintain records of its examinations and official actions, all of which, upon approval, shall be filed immediately in the office of the *Zoning and Planning* Director. Such records shall be available for public review and inspection during normal business hours.



Sec. 2.3.4 Composition

The Board of Zoning Appeals shall consist of nine members appointed by the County Council for terms of four years each, provided, however, that of the initial members of the Board of Zoning Appeals, five members shall be appointed for four year terms and four members shall be appointed for two year terms. Members shall serve until their successors are appointed and qualified. The members of the Board of Zoning Appeals shall serve without compensation from the County. Any vacancy which may occur on the Board of Zoning Appeals shall be filled by County Council appointing a successor to serve out the unexpired term of the vacancy. No member of the Board of Zoning Appeals may hold an elected public office in Charleston County.

ARTICLE 2.4 ZONING AND PLANNING DIRECTOR

Sec. 2.4.1 Review Authority

The **Zoning and** Planning Director shall act in a review capacity on the following matters:

- A. *Comprehensive Plan* Amendments;
- B. Zoning and Land Development Regulations (ZLDR) Text Amendments;
- C. Zoning Map Amendments (Rezoning);
- D. Planned Development (PD) Development Plans and PD Zoning Map Amendments;
- E. Preliminary Subdivision Plats;
- F. Final Subdivision Plats;
- G. Special Exceptions;
- H. **Variances**; and
- I. Public Project Review.

Sec. 2.4.2 Decision-Making Authority

The Director of the **Zoning and** Planning Department shall have final (local) decision-making authority on the following matters:

- A. Written Interpretations;
- B. Zoning Permits;
- C. Preliminary Subdivision Plats;
- D. Final Subdivision Plats; ~~and~~
- E. **Site Plan Review**; and
- F. All other sections of this **O**rdinance and applications that require approval and/or interpretation by the **Zoning and** Planning Director.

Sec. 2.4.3 Other Powers and Duties

The **Zoning and** Planning Director shall have the following powers and duties, in addition to those otherwise set out under this Ordinance:

- A. Maintaining permanent and current records of this Ordinance including, but not limited to, all zoning maps, amendments, special exceptions, variances, appeals, and applications thereof and records of hearings thereon. Such records shall be open to public inspection during business hours;
- B. Providing such clerical, technical, and consultative assistance as may be required by the Board of Zoning Appeals, Planning Commission, County Council, and other boards, commissions and officials in the exercise of their duties relating to this Ordinance;



- C. Enforcing all provisions of this Ordinance;
- D. Maintaining a record of all applications for zoning permits, including all plats and plans submitted therewith, which record shall be open to public inspection during business hours;
- E. Conducting inspections of structures, land and the uses thereof to determine compliance with this Ordinance; *and*
- F. ~~Receiving, filing, and forwarding to the Board of Zoning Appeals the records of all appeals and variances;~~
- G. ~~Receiving, filing, and forwarding to the Board of Zoning Appeals all applications for Special Exceptions;~~
~~and~~
- H. Reviewing, approving, and issuing Administrative Permits as authorized by this Ordinance and maintaining *ing* records of these permits.



CHAPTER 3 | DEVELOPMENT REVIEW PROCEDURES

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ARTICLE 3.2 COMPREHENSIVE PLAN AMENDMENTS

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ARTICLE 3.17 DEVELOPMENTS OF COUNTY SIGNIFICANCE

ARTICLE 3.1 GENERAL

The general provisions of this Section apply to all development applications and procedures under this Chapter unless otherwise stated.

Sec. 3.1.1 Authority to File Applications

Applications for review and approval under this Chapter may be initiated by:

- A. Petition of all the owners of the property that is the subject of the application;
- B. The owners' authorized agents; or
- C. Review and Decision-Making Bodies.

Sec. 3.1.2 Form of Application

Applications required under this Chapter shall be submitted in a format and in such numbers as required by the official responsible for accepting the application. Application submittal requirements and format information shall be available to the public in the *Zoning and* Planning Department.

Sec. 3.1.3 Filing Fees

Applications shall be accompanied by the fee amount that has been established by the County Council for the respective type of application. Fees shall not be required for applications initiated by authorized Review or Decision-Making Bodies.



Sec. 3.1.4 Application Completeness and Submission Deadlines

- A. Applications required under this Ordinance shall be considered complete only if they are submitted in the required format, include all mandatory information and are accompanied by the established fee **as outlined in the Charleston County Fee Ordinance**.
- B. Applications for consideration by the Board of Zoning Appeals shall be submitted no later than 12:00 p.m. on the Friday, six ~~(6)~~ weeks prior to the regularly scheduled Board of Zoning Appeals meeting, unless otherwise provided in this Ordinance or as directed by the Chair~~man~~ of the Board of Zoning Appeals. Application filing deadlines and Board of Zoning Appeals meeting dates are available at the **Zoning and Planning Department**. Within 15 days of submittal of the application, staff will determine if the application is complete and can be scheduled for the next available Board of Zoning Appeals meeting. The requirements for applications deemed incomplete by the **Zoning and Planning Director** are listed in Sec. 3.1.4(D), **Incomplete Applications** below.
- C. Applications for consideration by the Planning Commission shall be submitted no later than 12:00 p.m. on the Friday, six ~~(6)~~ weeks prior to the regularly scheduled Planning Commission meeting, unless otherwise provided in this Ordinance or as directed by the Chair~~man~~ of the Planning Commission. Application filing deadlines and Planning Commission meeting dates are available at the **Zoning and Planning Department**. Within 15 days of submittal of the application, staff will determine if the application is complete and can be scheduled for the next available Planning Commission meeting. The requirements for applications deemed incomplete by the **Zoning and Planning Director** are listed in Sec. 3.1.4(D), **Incomplete Applications** below.
- D. Any application that is determined to be incomplete shall, within 15 days of its submittal, be returned to the **A**pplicant along with an explanation of the application's deficiencies. Fees shall not be refunded. No further processing of the application shall occur until the deficiencies are corrected. Once the deficiencies are corrected, the application may be resubmitted without the payment of additional fees, provided that it is resubmitted within six ~~(6)~~ months of the date that the application was returned to the **A**pplicant. Applications resubmitted more than six months after the date that the application was returned as incomplete shall require repayment of applicable fees, provided, however, that the **Zoning and Planning Director** may approve extensions of up to one ~~(1)~~ year from the date that any Development of County Significance application was returned as incomplete without requiring repayment of applicable fees.

Sec. 3.1.5 Application Submittal

- A. Whenever the procedures of this Ordinance expressly state that applications are to be submitted after a "pre-application conference," **A**pplicants shall be responsible for scheduling and attending such meetings. When pre-application conferences are required, an application shall not be accepted until the pre-application conference has been conducted, and any errors or omissions noted in review of the application for completeness have been addressed by the **A**pplicant.
- B. Until an application is deemed complete pursuant to this Article, all related materials shall be treated as proprietary information.
- C. **Once an application is deemed complete and submitted for consideration by the Planning Commission or Board of Zoning Appeals pursuant to this Article, it shall not be altered by the Applicant. Should the Applicant alter, modify, or change the application after it has been deemed complete, the application shall be considered withdrawn and the Applicant must submit a new application in compliance with this Article, and all applicable fees must be paid unless the change is requested by a Review or Decision-Making Body.**

Sec. 3.1.6 Notices

- A. **Content.** All notices with the exception of Posted Notices required under this Ordinance shall:
 - 1. Indicate the date, time, and place of the public hearing or date of action that is the subject of the notice;



2. Describe the property involved in the application by street address and, if required, by legal description;
3. Describe the nature, scope, and purpose of the application or proposal; and
4. Indicate where additional information on the matter can be obtained.

Posted Notices under this Ordinance shall indicate time and place, and indicate where any additional information on the subject of the notice can be obtained.

[Commentary—References to "days" are to Charleston County Government work days, unless otherwise indicated.]

Table 3.1.6, Notices									
Procedure	Review [R], Decision-Making [DM] And Appeal [A] Bodies					Notices See Sec. 3.1.6			
	Staff	PC	CC	HPC	BZA	News	Post	Neighbor	Parties in Interest & Community Interest
<i>Comprehensive Plan Amendments</i>	R	R	DM			✓			✓
<i>Ordinance Text Amendments</i>	R	R	DM			✓			✓
<i>Zoning Map Amendments</i>	R	R	DM			✓	✓	✓	✓
<i>Planned Development (PD) Zoning Map Amendment</i>	R	R	DM			✓	✓	✓	✓
<i>Special Exceptions</i>	R				DM	✓	✓	✓	✓
<i>Site Plan Review</i>	DM				A				
<i>Variances</i>	R				DM	✓	✓	✓	✓
<i>Written Interpretations</i>	DM				A				
<i>Public Project Review</i>	R	DM				✓			✓
<i>Subdivision plat applications</i>	R	DM							
<i>Zoning Permit</i>	DM								
<i>Appeals of Zoning-Related Administrative Decisions</i>					DM	✓	✓	✓	✓
<i>Appeals of Subdivision-Related Administrative Decisions</i>		DM				✓			✓
<i>Certificate of Historic Appropriateness</i>	R			DM		✓		✓	✓
<i>Designation of Historic Property/District</i>	R		DM	R		✓		✓	✓
<i>Removal of Designation of Historic Property/District</i>	R		DM	R		✓		✓	✓
Notes: In cases where no Appeal Body is shown or where the County Council is shown as final Decision-Making Body, appeals shall be taken to the Circuit Court of Charleston County, as provided by law. R = Review Body [Responsible for Review and Recommendation] DM = Decision-Making Body [Responsible for Final Decision to Approve or Deny] A = Authority to hear and decide appeals of Decision-Making Body's action Neighbor and Community Interest notice is a courtesy notice; failure to provide will not invalidate any action taken.									

B. Types.

1. *Newspaper Notice.* When the provisions of this Ordinance require that "Newspaper Notice" be provided, the official responsible for accepting the application shall ensure that notice is published



in a newspaper of general circulation in the County. Unless otherwise expressly provided in state statutes or this Ordinance, the first required newspaper notice shall be published at least 15 calendar days before the public hearing, meeting, or date of action that is the subject of the notice. Newspaper Notice shall indicate the time and place or date of action that is the subject of the notice, describe the property involved in the application by street address and, if required, by legal description, describe the nature, scope, and purpose of the application or proposal.

2. *Posted Notice.* When the provisions of this Ordinance state that "Posted Notice" should be provided, the official responsible for accepting the application shall post the notice on the subject property in a manner that makes the notice clearly visible to neighboring residents and passers-by from each public street bordering the subject property. Unless otherwise expressly provided in state statutes or this Ordinance, Posted Notice shall be in place at least 15 calendar days before the public hearing, meeting, or date of action that is the subject of the notice. Once the notice has been posted, the owner(s) of the subject property are responsible for notifying the **Zoning and** Planning Department in writing if the Posted Notice is removed or damaged prior to the public hearing, meeting, or date of action that is the subject of the notice. Failure to notify the **Zoning and** Planning Department in writing of removed or damaged Posted Notice may result in rescheduling of the public hearing and a delay in decision from the **Decision-Making Body**.
 3. *Neighbor Notice.* When the provisions of this Ordinance require that "Neighbor Notice" be provided, the official responsible for accepting the application shall mail notice to the **Applicant** and all property owners within 300 feet of the subject property. Ownership information shall be obtained from the County Assessor's Office. Unless otherwise expressly provided in state statutes or this Ordinance, required Neighbor Notices shall be deposited in the U.S. mail at least 15 calendar days before the public hearing, meeting, or date of action that is the subject of the notice. Failure to provide this notice will not invalidate any action taken.
 4. *Parties in Interest.* When the provisions of this Ordinance require that notice be sent, the following "Parties in Interest" shall be notified: the **Applicant** and the owner of the property (if other than **Applicant**). Parties in Interest shall mean any individual, associations, corporations, or others who have expressed an interest in writing in an application pending before the **Zoning and** Planning Department and that has been received by the **Zoning and** Planning Director. It is the responsibility of the Parties in Interest to provide updated contact information to the **Zoning and** Planning Department. The **Zoning and** Planning Department will keep the Parties in Interest contact information on file for one year from the initial date received.
 5. *Community Interest Notice.* When the provisions of this Ordinance require that "Community Interest Notice" be provided, the official responsible for accepting the application shall provide written notice to any individual, group, or organization that has submitted a written statement of interest to the **Zoning and** Planning Director. When Community Interest Notice is required, courtesy notice will be provided to the **Zoning and** Planning Director of any municipality within the Planning Area of the subject tract. Community Interest Notice is a courtesy notice; failure to provide this notice will not invalidate any action taken.
- C. **Constructive Notice.** Minor defects in a notice shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements. In all cases, however, the requirements for the timing of the notice and for specifying the date, time, and place of a hearing and the location of the subject property shall be strictly construed. If questions arise regarding the adequacy of notice, Review and Decision-Making Bodies shall make formal findings regarding whether there was substantial compliance with the notice requirements of this Ordinance.

Sec. 3.1.7 Action by Decision-Making Bodies

Unless otherwise expressly stated, Decision-Making Bodies shall be authorized to approve, approve with conditions, or ~~disapprove~~ applications and permit requests based on compliance with the applicable review and approval criteria. Decision-Making Bodies shall also be authorized to refer an application back to a **Review Body** or to defer action while additional information is being obtained.



Sec. 3.1.8 Inaction by Review and Decision-Making Bodies

When a Review or Decision-Making Body fails to take action on an application within the time required, such inaction shall be interpreted as a recommendation of approval of the application, respectively. Time frames for action may be extended *by the Review or Decision-Making Body* if the Applicant consents to the extension. When a Review Body fails to take action on an application within the time required, the Decision-Making Body shall be free to proceed with its own action on the matter, without further awaiting the recommendation of the Review Body. *Delays in action by Review or Decision-Making Bodies due to an official declaration of a state of emergency shall not be subject to these requirements.*

Sec. 3.1.9 Conditions of Approval

Unless otherwise expressly stated, Decision-Making Bodies shall be authorized to impose conditions of approval as allowed by law. Conditions may be those deemed necessary to reduce or minimize any potential adverse impact upon other property in the area or to carry out the general purpose and intent of this Ordinance. All conditions must relate to a situation created or aggravated by the proposed use and be roughly proportional to the impact of the approved use or activity.

Sec. 3.1.10 Approval Criteria: Burden of Persuasion

In all cases, the Applicant shall have the burden of establishing that an application complies with applicable approval criteria.

Sec. 3.1.11 Public Hearings

A public hearing for which proper notice was given may be continued to a later date without again complying with the notice requirements of this Ordinance, provided that the continuance is set for a certain date and time and the date and time is announced at the public hearing.

Sec. 3.1.12 Successive Applications

- A. **Time Limit.** If a final Decision-Making Body denies an application for a Zoning Map Amendment, Planned Development, or Special Exception use, an application for the same or more intensive zoning, development, or use on the subject parcel, whether the parcel is in its original configuration, expanded, or reduced in area, shall not be accepted for 12 months from the date that the Decision-Making Body acted to deny the application, *unless a waiver is obtained in compliance with this Ordinance.*
- B. **Waivers.** The time limit of Sec. 3.1.12(A), *Time Limit*, notwithstanding, Decision-Making Bodies may, after receipt of written petition by the property owner, waive the waiting period requirement by a ~~2/3~~ *two-thirds* vote of members present and voting. If the time limit is waived, the Decision-Making Body shall give written notice to the *Zoning and Planning Director*, directing staff to process the application. All resubmissions shall be processed as new applications, with prescribed fees. All documents and fees required for the respective type of application shall be included with the new application. ~~Disapproval~~ *Denial* of the application shall be final and the 12-month waiting period shall be met before further consideration of a similar application on the subject property.
- C. **Applications Withdrawn Before Public Hearing Notice.** Withdrawal of an application by the Applicant before advertisement of any public hearing and before any required signs have been posted on the subject property shall be considered a termination of the application. Although no fees shall be refunded, reapplication in such cases shall not be subject to the 12-month waiting period.
- D. **Applications Withdrawn After Public Hearing Notice.** Withdrawals of applications that occur after advertisement of any public hearing or after any required signs have been posted on the subject property shall be treated the same as a ~~disapproved~~ *denied* application. Application processing shall terminate upon receipt of written notice from the Applicant or owner. Reapplication shall be subject to a 12-month waiting period unless a waiver is granted in accordance with Sec. 3.1.12(B), *Waivers* of this Chapter.



- E. **Requests for Postponements of Applications, Reconsiderations of Applications, and Reconsiderations of Conditions of Approval to the Board of Zoning Appeals.** Requests for postponements of applications from Board of Zoning Appeals Public Hearings must be made in writing by the **A**pplicant. Such requests received after advertisement of any public hearing or after any postings on the subject property shall be subject to all applicable fees as listed in the fee schedule approved by County Council. An application is deemed withdrawn if it is postponed for more than one ~~(1)~~ year from the date it was scheduled to be heard. If an application is deemed withdrawn, the **A**pplicant must submit a new application in compliance with Sec. 3.1.4, *Application Completeness and Submission Deadlines*, of this Ordinance, and all applicable fees must be paid. For requests for reconsiderations of applications or reconsiderations of conditions of approval to the Board of Zoning Appeals, the **A**pplicant must file a reconsideration request. If the BZA decides to reconsider an application or conditions of approval, the **A**pplicant shall file the applicable Appeal, Special Exception, or Zoning Variance application fee prior to being scheduled for a BZA Public Hearing.
- F. **Requests for Postponements of Applications to the Planning Commission.** Requests for postponements of all applications from Planning Commission meetings, with the exception of subdivision applications, must be made in writing and the letter must be signed by both the property owner(s) and the **A**pplicant(s). Postponement requests received within ~~ten (10)~~ calendar days of the Planning Commission meeting for which the application is scheduled shall be considered withdrawn. An application that is postponed for more than one ~~(1)~~ year from the date it was scheduled to be heard is deemed withdrawn. If an application is deemed withdrawn, the **A**pplicant must submit a new application in compliance with Sec. 3.1.4, *Application Completeness and Submission Deadlines*, of this Ordinance, and all applicable fees must be paid. The Planning Commission may waive the required fees when the request for postponement is made due to extenuating circumstances, as determined in the sole discretion of the Planning Commission.

Sec. 3.1.13 Vested Rights

The provisions of the Charleston County Vested Rights Ordinance, Ordinance Number 1393, shall apply.

ARTICLE 3.2 COMPREHENSIVE PLAN AMENDMENTS

Sec. 3.2.1 Pre-application Conference and Application Filing

- A. Prior to the submittal of an application for a *Comprehensive Plan* amendment, **A**pplicants shall participate in a pre-application conference scheduled with the **Zoning and** Planning Director. A pre-application conference is not required for applications submitted by the County.
- B. Applications for amendments to the *Comprehensive Plan* shall be submitted by individuals or groups of individuals to the **Zoning and** Planning Director on forms available in the **Zoning and** Planning Department.
- C. No application for a *Comprehensive Plan* Amendment shall be accepted as complete unless it includes the required fee and the following information:
1. Completed *Comprehensive Plan* Amendment application signed by the current property owner(s) or **A**pplicant(s);
 2. One ~~(1)~~ paper copy and one ~~(1)~~ digital copy of the **A**pplicant's letter of intent explaining the objective of the proposed amendment(s) and how the criteria listed in Sec. 3.2.6, *Approval Criteria*, are met;
 3. One ~~(1)~~ paper copy and one ~~(1)~~ digital copy of the proposed changes to the *Comprehensive Plan* based on the current *Comprehensive Plan* in effect and showing proposed text deletions as strike-through text and proposed text additions in bold, italic text. Proposed changes to any *Comprehensive Plan* map shall be illustrated in a map format similar to the existing *Comprehensive Plan* maps and shall be labeled as "proposed amendment"; ~~and~~
 4. **One copy of the current, recorded deed for the property (if applicable);**



5. **Restricted Covenants Affidavit(s) signed by the Applicant or current property owner(s) in compliance with State law (if applicable);**
 6. **Posted Notice Affidavit(s) signed by the Applicant or current property owner(s) in compliance with State law (if applicable);**
 7. **One copy of the current, recorded plat showing the current boundaries of the property (if applicable); and**
 8. Any other information that the Planning Commission determines is reasonably necessary to make an informed decision as to whether the application complies with the standards of this Article.
- D. Applications for *Comprehensive Plan* Amendments shall comply with Sec. 3.1.4, *Application Completeness and Submission Deadlines*, of this Ordinance.
- E. The Applicant may hold a community workshop for the proposed *Comprehensive Plan* amendment. The purpose of a community workshop is to ensure early citizen participation in an informal forum, in conjunction with development applications and to provide an Applicant the opportunity to understand and try to mitigate any impacts an application may have on an affected community. The workshop shall ensure that citizens and property owners have an adequate opportunity to learn about applications that may affect them and to work with the Applicant to resolve any concerns at this stage of the process. A community workshop is not intended to produce complete consensus on all applications, but to encourage Applicants to be good neighbors. If the Applicant chooses to hold a community workshop, a summary of the workshop may be submitted with the application for the *Comprehensive Plan* amendment.

Sec. 3.2.2 Zoning and Planning Director Review and Report

The **Zoning and** Planning Director shall review each proposed *Comprehensive Plan* amendment and **may** distribute the application to other agencies and reviewers. Based on the results of those reviews, the **Zoning and** Planning Director shall provide a report on the proposed amendment to the Planning Commission. The **Zoning and** Planning Director shall have at least 30 calendar days to conduct required reviews.

Sec. 3.2.3 Planning Commission Review and Recommendation

Newspaper notice of Planning Commission meeting on *Comprehensive Plan* amendments shall be provided at least 15 calendar days before the hearing. Newspaper and Parties in Interest notice shall be provided in accordance with Sec. 3.1.6, **Notices**, of this Chapter. The Planning Commission shall review the proposed amendment and adopt a resolution, by majority vote of the entire membership, recommending that the County Council approve, **disapprove**, or approve with conditions the proposed amendment. Planning Commission may hold a special meeting to gather community input as outlined in Sec. 3.2.1(E), **Community Workshop**, of this Ordinance prior to making a recommendation to County Council.

Sec. 3.2.4 Public Hearing Notice

Newspaper Notice of public hearings on *Comprehensive Plan* amendments shall be provided at least 30 calendar days before the hearing. Newspaper and Parties in Interest notice shall be provided in accordance with Sec. 3.1.6, **Notices**, of this Chapter.

Sec. 3.2.5 County Council Hearing and Decision

- A. After receiving the recommendations of the Planning Commission, the County Council shall take action to approve, approve with conditions, or **disapprove** the proposed *Comprehensive Plan* amendment based on the Approval Criteria of Sec. 3.2.6, **Approval Criteria**. County Council shall hold a public hearing prior to giving second reading to *Comprehensive Plan* amendment applications.
- B. A majority vote of the entire membership of County Council shall be required to approve, approve with conditions, or disapprove the amendment.
- C. *Comprehensive Plan* Amendments shall be adopted by **O**rdinance.



Sec. 3.2.6 Approval Criteria

Comprehensive Plan Amendments may be approved by the County Council only if they determine that the proposed amendment is consistent with the overall purpose and intent of the *Comprehensive Plan* and that any one of the following criteria has been met:

- A. There was a significant error in the original *Comprehensive Plan* adoption;
- B. In adopting the *Comprehensive Plan*, the County Council failed to take into account facts, projections, or trends that were reasonably foreseeable to exist in the future;
- C. Events, trends, or facts after adoption of the *Comprehensive Plan* have changed the County Council's original findings made upon plan adoption;
- D. Events, trends, or facts after adoption of the *Comprehensive Plan* have changed the character or condition of an area, making the proposed amendment necessary;
- E. The proposed *Comprehensive Plan* Amendment is requested pursuant to and complies with Article 3.17, *Developments of County Significance*; or
- F. The proposed *Comprehensive Plan* Amendment is consistent with the *Comprehensive Plan* Future Land Use recommendations of adjacent municipalities that have adopted extra-territorial jurisdiction for the subject parcel(s).

Sec. 3.2.7 Notice of Decision

Following final action by the County Council, the *Zoning and Planning* Director shall be responsible for providing the Applicant with written notice of the decision.

ARTICLE 3.3 ZONING AND LAND DEVELOPMENT REGULATIONS TEXT AMENDMENTS

Sec. 3.3.1 Application Filing

- A. Applications for amendments to the text of this Ordinance shall be submitted to the *Zoning and Planning* Director on forms available in the *Zoning and Planning* Department.
- B. No application for a Zoning and Land Development Regulations Text Amendment shall be accepted as complete unless it includes the required fee and the following information:
 1. Completed Zoning and Land Development Regulations Text Amendment application signed by the current property owner(s) or Applicant(s);
 2. One ~~(1)~~ paper copy and one ~~(1)~~ digital copy of the Applicant's letter of intent explaining the proposed amendment(s) and how it meets the criteria listed in Sec. 3.3.6, *Approval Criteria*;
 3. One ~~(1)~~ paper copy and one ~~(1)~~ digital copy of the proposed text amendment based on the current Ordinance in effect and showing proposed deletions as strike-through text and proposed additions in bold, italic text;
 4. ***One copy of the current, recorded deed of the property (if applicable);***
 5. ***One copy of the current recorded plat showing the current boundaries of the property (if applicable);***
 6. ***Posted Notice Affidavit(s) signed by the Applicant or current property owner(s) in compliance with State law (if applicable);***
 7. Restrictive Covenants Affidavit(s) signed by the Applicant or current property owner(s) in compliance with State law, (if applicable); and
 8. Any other information that the Planning Commission determines is reasonably necessary to make an informed decision as to whether the application complies with the standards of this Article.



- C. Applications for Zoning and Land Development Regulations Text Amendments shall comply with Sec. 3.1.4, Application Completeness and Submission Deadlines, of this Ordinance.

Sec. 3.3.2 Public Hearing Notice

Newspaper and Party in Interest notice of the County Council's public hearing shall be provided in accordance with the requirements of Sec. 3.1.6, *Notices*. Newspaper Notice of a public hearing regarding any proposed amendments to Chapter 8, *Subdivision Regulations*, shall be made at least ~~thirty~~ (30) calendar days prior to a public hearing on any proposed amendments.

Sec. 3.3.3 Zoning and Planning Director Review and Report

The *Zoning and Planning* Director shall review each proposed text amendment in light of the Approval Criteria of Sec. 3.3.6, *Approval Criteria*, and provide a report to the Planning Commission. The *Zoning and Planning* Director shall have at least 30 calendar days to conduct required reviews.

Sec. 3.3.4 Planning Commission Review and Recommendation

The Planning Commission shall review the proposed amendment and take action by majority vote of the entire membership, recommending that the County Council approve, *approve with conditions*, or *disapprove* the proposed amendment. The Planning Commission's recommendation shall be based on the Approval Criteria of Sec. 3.3.6, *Approval Criteria*. The Planning Commission shall submit its recommendation to the County Council within ~~thirty~~ (30) calendar days of the Planning Commission meeting at which the amendment was introduced.

Sec. 3.3.5 County Council Hearing and Decision

After receiving the recommendation of the Planning Commission, the County Council shall take action to approve, approve with conditions or *disapprove* the proposed text amendment based on the Approval Criteria of Sec. 3.3.6, *Approval Criteria*. County Council shall hold a public hearing prior to giving second reading to ZLDR text amendment applications. A simple majority vote of County Council members present and voting shall be required to approve the amendment.

Sec. 3.3.6 Approval Criteria

Text amendments to this Ordinance may be approved if the following approval criteria have been met:

- A. The proposed amendment corrects an error or inconsistency or meets the challenge of a changing condition;
- B. The proposed amendment is consistent with the adopted Charleston County *Comprehensive Plan* and goals as stated in Article 1.5, *Purpose and Intent*; and
- C. The proposed amendment is to further the public welfare in any other regard specified by County Council.

Sec. 3.3.7 Final Action

Text amendments shall be adopted by ~~O~~ Ordinance.

Sec. 3.3.8 Notice of Decision

Following final action by the County Council, the *Zoning and Planning* Director shall be responsible for providing the ~~A~~ applicant with written notice of the decision.

Sec. 3.3.9 Pending Text Amendments



No application for a Zoning Permit, Building Permit, or Certificate of Occupancy shall be accepted for property within any area involved in or affected by a pending Ordinance text amendment if the Zoning Permit, Building Permit, or Certificate of Occupancy would allow uses or activities that would be forbidden under the proposed amendment. This prohibition on acceptance of applications shall apply from the date that the application is filed until action on the amendment is taken by County Council.

ARTICLE 3.4 ZONING MAP AMENDMENTS [REZONINGS]

Sec. 3.4.1 Application Filing

- A. Applications for amendments to the Official Zoning Map (rezonings) shall be submitted to the *Zoning and Planning Director* on forms available in the *Zoning and Planning Department*.
- B. Upon submission of a rezoning application, no additional rezoning applications shall be accepted for the subject property until the original application has been withdrawn or the County Council has rendered its final decision and all applicable time limits on refileing have expired.
- C. No application for a Zoning Map Amendment shall be accepted as complete unless it includes the required fee and the following information:
 1. Completed Zoning Map Amendment application signed by the current property owner(s);
 2. A copy of a legible approved and recorded plat showing current property boundaries;
 3. A copy of the current, recorded deed;
 4. **Posted Notice Affidavit(s) signed by the Applicant or current property owner(s) in compliance with State law;**
 5. Restrictive Covenants Affidavit(s) signed by the Applicant or current property owner(s) in compliance with State law; and
 6. Any other information that the Planning Commission determines is reasonably necessary to make an informed decision as to whether the application complies with the standards of this Article.
- D. Applications for Zoning Map Amendments shall comply with Sec. 3.1.4, *Application Completeness and Submission Deadlines*, of this Ordinance.

Sec. 3.4.2 Public Hearing Notice

Newspaper, Neighbor, Parties in Interest, and Posted Notice of the County Council's public hearing shall be provided in accordance with the requirements of Sec. 3.1.6, *Notices*, of this Chapter.

Sec. 3.4.3 Zoning and Planning Director Review and Report

The *Zoning and Planning Director* shall review each proposed zoning map amendment *based on* in light of the ~~Approval Criteria of Sec. 3.4.6, *Approval Criteria*~~, and if deemed necessary, distribute the application to other agencies and reviewers. Based on the results of those reviews, the *Zoning and Planning Director* shall provide a report on the proposed amendment to the Planning Commission. The *Zoning and Planning Director* shall have at least ~~thirty (30)~~ working days to conduct required reviews.

Sec. 3.4.4 Planning Commission Review and Recommendation

The Planning Commission shall review the proposed zoning map amendment and adopt a resolution, by majority vote of the entire membership, recommending that the County Council approve or *disapprove* the proposed zoning map amendment. The Planning Commission's recommendation shall be based on the ~~Approval Criteria of Sec. 3.4.6, *Approval Criteria*~~, of this Chapter. The Planning Commission shall submit its recommendation to the County Council within ~~thirty (30)~~ calendar days of the Planning Commission meeting at which the zoning map amendment was introduced.



Sec. 3.4.5 County Council Hearing and Decision

After receiving the recommendation of the Planning Commission, the County Council shall take action to approve or **disapprove** the proposed zoning map amendment based on the **Approval Criteria** of Sec. 3.4.6, **Approval Criteria**. County Council shall hold a public hearing prior to giving second reading to zoning map amendment applications. A simple majority vote of County Council members present and voting shall be required to approve the amendment. Zoning map amendments shall not be approved "with conditions" except Planned Developments or property developments under the South Carolina Local Government Development Agreement Act (1993), as amended.

Sec. 3.4.6 Approval Criteria

Zoning map amendments may be approved by County Council only if the proposed amendment meets one or more of the following criteria:

- A. The proposed amendment is consistent with the *Comprehensive Plan* and the stated purposes of this Ordinance;
- B. The proposed amendment will allow development that is compatible with existing uses, recommended **D**ensity, established dimensional standards, and zoning of nearby properties that will benefit the public good while avoiding an arbitrary change that primarily benefits a singular or solitary interest;
- C. The proposed amendment corrects a zoning map error or inconsistency; **or**
- D. The proposed amendment addresses events, trends, or facts that have significantly changed the character or condition of an area.

[Commentary-This provision does not require that the Applicant submit a special study in every instance of a zoning map amendment request.]

Sec. 3.4.7 Final Action

Zoning map amendments shall be adopted by **O**rdinance.

Sec. 3.4.8 Notice of Decision

Following final action by the County Council, the **Zoning and** Planning Director shall be responsible for providing the **A**pplicant with written notice of the decision and for revising the Official Zoning Map, if the amendment was adopted.

ARTICLE 3.5 PD, PLANNED DEVELOPMENT ZONING DISTRICT

Sec. 3.5.1 General

Planned Developments shall adhere to the procedures and guidelines contained in Article 4.23**5**, *PD, Planned Development Zoning District*, **of this Ordinance**, and shall be considered zoning text and map amendments.

ARTICLE 3.6 SPECIAL EXCEPTIONS

Sec. 3.6.1 Application Filing

- A. Applications for Special Exceptions shall be submitted to the **Zoning and** Planning Director on forms available in the **Zoning and** Planning Department.
- B. Upon submission of a Special Exception application, no additional Special Exception applications shall be accepted for the subject property until the original application has been withdrawn or the Decision-Making Body has rendered its final decision and all applicable time limits on re-filing have expired.



- C. Special Exception applications shall comply with Sec. 3.1.4, *Application Completeness and Submission Deadlines*, of this Ordinance.
- D. No application for a Special Exception shall be accepted as complete unless it includes the required fee and the following information:
1. Completed Special Exception application signed by the current property owner(s);
 2. Applicant's letter of intent explaining the proposed use and how it meets **all of** the Approval Criteria of Sec. 3.6.5, *Approval Criteria*;
 3. Site plan drawn to an engineer's scale showing the property dimensions, dimensions and locations of existing and proposed structures and improvements, **driveways**, parking areas, Grand trees, wetlands (properties containing DHEC-OCRM Critical Line areas must contain an up to date DHEC-OCRM signature on the site plan or plat), holding basins and buffers when applicable. However, if the property was developed before April 21, 1999, no site improvements have been made since April 21, 1999, and the proposed use does not require site improvements, as determined by the **Zoning and Planning Director**, the **A**pplicant may submit an aerial photograph printed to engineer's scale showing the property lines, locations of existing structures and improvements, parking areas, etc. as the site plan. **One 24 x 36 copy and twenty (20) reduced 11 x 17 copies shall be submitted. At least one copy drawn and printed to an engineer's scale, and 18 reduced (8 1/2" x 11" or 11" x 17") legible copies shall be submitted;**
 4. A copy of a legible approved and recorded plat **showing the current boundaries of the property;**
 5. **A copy of the current, recorded deed of the property;**
 6. Restrictive **C**ovenants **A**ffidavit(s) signed by the **A**pplicant or current property owner(s) in compliance with State law;
 7. **Posted Notice Affidavit(s) signed by the Applicant or current property owner(s) in compliance with State law; and**
 8. Any other information that the **Zoning and Planning Director** determines is necessary to make an informed decision as to whether the application complies with the standards required by Article 3.6, *Special Exceptions*.
- E. All proposed Special Exception uses, except **the** placement of Manufactured Housing **Units not located within a Manufactured Housing Park**, shall satisfy the Site Plan Review process. Applicants shall attend at least one ~~(1)~~ Site Plan Review meeting **(not including a pre-application meeting). Special Exception applications shall only be reviewed after the Site Plan Review application is in an approvable state, as determined by the Zoning and Planning Director.** ~~prior to submitting the application for Special Exception~~

Sec. 3.6.2 Public Hearing Notice

Newspaper, Neighbor, Parties in Interest and Posted notice of the Board of Zoning Appeals' public hearing shall be provided in accordance with the requirements of Sec. 3.1.6, *Notices*, of this Chapter.

Sec. 3.6.3 Zoning and Planning Director Review and Report

The **Zoning and Planning Director** shall review each proposed Special Exception **based on** ~~in light of the Approval Criteria of Sec. 3.6.5, Approval Criteria~~, of this Chapter, and if deemed necessary, distribute the application to other agencies and reviewers. Based on the results of those reviews, the **Zoning and Planning Director** shall provide a report on the proposed Special Exception to the Board of Zoning Appeals.

Sec. 3.6.4 Board of Zoning Appeals Hearing and Decision

- A. The Board of Zoning Appeals shall hold at least one ~~(1)~~ public hearing on the proposed Special Exception. Within a reasonable time after the close of the public hearing, the Board of Zoning Appeals shall approve, approve with conditions, or **disapprove** ~~deny~~ the proposed Special Exception based on ~~the Approval~~



Criteria of Sec. 3.6.5, **Approval Criteria**. **The Board of Zoning Appeals may defer action for a period of time not to exceed 90 days from the date of deferral.**

- B. A majority of the Board of Zoning Appeals constitutes a quorum.
- C. A majority of the members present and voting are required to approve a Special Exception.

Sec. 3.6.5 Approval Criteria

- A. Special Exceptions may be approved only if the Board of Zoning Appeals finds that the proposed use:
 - 1. Is consistent with the recommendations contained in the Charleston County *Comprehensive Plan* and the character of the **base** underlying Zoning **D**istrict “Purpose and Intent”;
 - 2. Is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community;
 - 3. Adequate provision is made for such items as: setbacks, **and** buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion, and similar factors;
 - 4. Where applicable, will be developed in a way that will preserve and incorporate any important natural features;
 - 5. Complies with all applicable rules, regulations, laws, and standards of this Ordinance, including but not limited to, any use conditions, Zoning **D**istrict standards, or Site Plan Review requirements of this Ordinance; and
 - 6. **Does not hinder or endanger** vehicular traffic and pedestrian movement on adjacent roads ~~shall not be hindered or endangered.~~
- B. In granting a Special Exception, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

Sec. 3.6.6 Final Decision and Orders

Final decisions and orders of the Board must be in writing and be filed in the Office of the **Zoning and** Planning Director as a public record. Final decisions shall be available for public inspection during regular office hours. All findings of fact and conclusions of law must be separately stated in final decisions or orders of the Board which must be delivered to parties in interest by certified mail. As a courtesy notice, the orders of the Board may be sent via U.S. mail to persons on the Neighborhood notice list.

Sec. 3.6.7 Notice of Decision

The written final decision shall be mailed to all parties in interest by certified mail and published once in a newspaper of general circulation in the County.

Sec. 3.6.8 Appeals

Any person with a substantial interest in a decision of the Board of Zoning Appeals or any officer, board, or bureau of the county may appeal a final decision of the Board of Zoning Appeals to the Circuit Court of Charleston County. Appellants shall file with the Court Clerk a written petition plainly and fully setting forth how such decision is contrary to law. Such appeal shall be filed within 30 calendar days after the decision of the Board of Zoning Appeals is mailed.

Sec. 3.6.9 Lapse of Approval



An approved Special Exception shall lapse and be of no further effect ~~twelve (12)~~ months after the date that the Special Exception was approved by the Board of Zoning Appeals unless a complete application ~~for~~ a Zoning Permit **to establish the Special Exception use** is submitted in accordance with Article 3.8, **Zoning Permits, of this Ordinance**, or if no Zoning Permit is required, unless construction or development has commenced and is being diligently pursued.

One one-year extension of a Special Exception approval may be **granted by the Zoning and Planning Director** allowed if **the Applicant/property owner can demonstrate that a complete application for a Zoning Permit** construction or development has commenced and is being diligently pursued. Applications for extensions of Special Exception approvals shall be submitted to the **Zoning and Planning Director** on forms available in the **Zoning and Planning Department** at least ~~fifteen (15)~~ days prior to the expiration of the Special Exception approval.

ARTICLE 3.7 SITE PLAN REVIEW

Sec. 3.7.1 Applicability

Except as expressly exempted in Sec. 3.7.4, **Site Plan Review**, the Site Plan Review procedures shall apply to any of the following:

- A.** New development, redevelopment, and property improvements that increase by more than 25 percent the area devoted to vehicular use, or the gross floor area of buildings;
- B.** Any change in use to a more intensive use, as determined by the **Zoning and Planning Director**; and
- C.** Any earth disturbing activity greater than or equal to 5,000 square feet.

The entire site shall be brought into compliance with all applicable Ordinance standards at the time of Site Plan Review.

Prior to Site Plan Review approval for properties located within 300 feet of a National Register of Historic Places (NRHP) listed Historic Property or Historic District, or a locally designated Historic Property or Historic District, a Certificate of Historic Appropriateness must be obtained pursuant to the procedures of Chapter 21 of the County Code of Ordinances, as amended. This requirement shall also apply to Site Plan Review approval for: NRHP listed Historic Properties; properties within NRHP listed Historic Districts; locally designated Historic Properties; and properties located within locally designated Historic Districts.

Sec. 3.7.2 Definitions

For the purposes of this Section, a change in use to a more intensive use shall include any occupancy of a building that has not been occupied by a business for more than ~~three two (2)~~ years, as determined by County records or other reasonable investigation.

Sec. 3.7.3 Limited Site Plan Review

The Limited Site Plan Review Procedure applies to all property improvements that are not listed in Sec. 3.7.1, **Applicability**, above, as determined by the **Zoning and Planning Director**. The Limited Site Plan Review Procedure is intended to ensure that these property improvements are in compliance with all applicable sections of this Ordinance. The Limited Site Plan Review Procedure ~~does not~~ requires **payment of a fee and a formal Site Plan Review application**.

Sec. 3.7.4 Exemptions

Applications for placement of ~~M~~manufactured ~~H~~ousing ~~U~~nits and proposals for ~~S~~single-~~F~~family ~~D~~wellings residential development on existing approved and recorded plats shall be expressly exempt from the Site Plan Review procedures of this Section.

Sec. 3.7.5 Applications



Applications for Site Plan Review shall be submitted to the **Zoning and Planning** Director on forms available in the **Zoning and Planning** Department. Upon submission of an application for Site Plan Review, no additional applications for Site Plan Review shall be accepted for the subject property until the original application has been withdrawn or the Decision-Making Body has rendered its final decision and all applicable time limits on refiling have expired.

Sec. 3.7.6 Review and Action Site Plan Review Committee

The Site Plan Review Committee shall review each Site Plan application in light of the applicable Approval Criteria of Sec. 3.7.7, **Approval Criteria**. The Site Plan Review Committee consists of representatives from the **Zoning and Planning** Department, Department of Public Works **Department**, South Carolina Department of Health and Environmental Control (DHEC), Department of Transportation, Corps of Engineers, and Office of Coastal Resource Management and other departmental representatives as deemed necessary by the **Zoning and Planning** Director, each of whom addresses the issues relevant to their respective department's responsibilities. The Site Plan Review Committee provides a recommendation to the Zoning and Planning Director to approve or **disapprove** the Site Plan application.

Sec. 3.7.7 Approval Criteria

A Site Plan **Review** application may not be approved unless the **Zoning and Planning** Director finds that the proposed project complies with all applicable provisions of this Ordinance.

Sec. 3.7.8 Appeals

Appeals shall be processed in accordance with the procedures of Article 3.13, **Appeals of Zoning-Related Administrative Decisions**, of this Chapter. Applications for Appeals of approved site plans shall clearly state the error in any order, requirement, decision, or determination that was made by the administrative official when approving the site plan.

Sec. 3.7.9 Amendments

The procedure for amending an **approved** Site Plan **Review application** shall be the same as required for the original approval.

Sec. 3.7.10 Lapse of Approval

An approved Site Plan Review shall lapse and be of no further effect one year after the date that the Site Plan Review application was approved by the Zoning and Planning Director, unless a Zoning Permit is issued in accordance with Article 3.8, Zoning Permits, or, if no Zoning Permit is required, unless construction or development has commenced and has not been suspended or abandoned for a period of more than one year.

A one-time one-year extension of Site Plan Review approval may be allowed if construction or development has not commenced but is being diligently pursued. The burden of proof for diligent pursuit of the completion of the project shall be upon the Applicant. The Applicant shall submit documentation demonstrating such pursuit to the Zoning and Planning Director for review and final determination. Applications for extensions of Site Plan Review approvals shall be submitted to the Zoning and Planning Director on forms available in the Zoning and Planning Department at least 15 days prior to the expiration of the Site Plan Review approval.

ARTICLE 3.8 ZONING PERMITS

Sec. 3.8.1 Applicability



Except as expressly exempted in Sec. 3.8.2, **Exemptions**, of this Chapter, a Zoning Permit shall be required before any of the following activities:

- A. The issuance of a ~~B~~building ~~P~~ermit under the Charleston County Building Code;
- B. Excavation preparatory to constructing a structure for which a ~~B~~building ~~P~~ermit is required;
- C. Improving any ~~Z~~oning ~~L~~ot by grading, filling, or surfacing, or by constructing a driveway in conjunction with the construction of a ~~S~~single-~~F~~amily **Dwelling** residence, or by constructing or enlarging parking areas containing more than six parking spaces. **This includes all new impervious surfaces greater than 120 square feet in cumulative total on properties located in the Urban/Suburban Area with the exception of properties located in the S-3 Zoning District;**
- D. Change in the use classification of any part of a structure or ~~L~~ot, including any increase in the number of families or ~~D~~welling ~~U~~nits occupying a building or ~~L~~ot;
- E. Installation of any ~~S~~sign (~~O~~n-~~P~~remises or ~~O~~ff-~~P~~remises);
- F. Moving of any **Dwelling Unit** house or **Manufactured Housing Unit** mobile home;
- G. Prior to obtaining a business license;
- H. Any earth disturbing activity; ~~or~~
- I. Clearing and ~~G~~rubbing, including ~~and~~ grading, drainage, or the construction of roads or utilities in a subdivision;
- J. Prior to issuance of a Zoning Permit, a pre-construction planning conference for tree preservation, as specified in Article 9.43, **Tree Protection and Preservation, shall be required and shall include, at a minimum,** shall be held with the **Zoning and** Planning Director's representative, the ~~A~~pplicants, and any parties deemed appropriate for the purpose of determining if there is a need for additional tree protection techniques and for designating placement of tree barricades, construction employee parking, temporary construction offices, and dumpsters; **and/or-**
- K. **Redirecting or altering in any way a pre-existing stormwater conveyance feature on-site.**
- L. ~~Agricultural uses shall be subject to the applicable provisions of Article 9.4, Tree Protection and Preservation.~~

Sec. 3.8.2 Exemptions

- A. **Agriculture.** A Zoning Permit shall not be required with respect to any parcel of land being used for a ~~B~~ona ~~F~~ide, principal ~~A~~gricultural ~~U~~se as of April 21, 1999, including: farming, dairying, pasturage, agriculture, horticulture, floriculture, venticulture, animal and poultry husbandry, forestry, and other uses or enterprises customarily carried on in the field of general agriculture, including the necessary accessory uses for packing, treating, or storing of produce, in any ~~Z~~oning ~~D~~istrict. The operation of any accessory use shall be secondary to that of the normal agricultural activity.
- B. **Utility Lines.** A Zoning Permit shall not be required for a service connection with established electric distribution or transmission lines, water lines, sewer, gas, or other pipelines, provided that such facilities shall comply with all other applicable standards of this Ordinance. Installation of new main or distribution trunk lines for water, sewer, or gas shall not be exempt.
- C. **Fences.** A Zoning Permit shall not be required for the installation of any fence that is less than six (~~6~~) feet in height and exempt from Charleston County Building Code requirements, as amended, except those made of brick, stone, or concrete. Fence installation must also comply with the vision clearance requirements of Sec. 4.2.3, **Setbacks**, of this Ordinance.
- D. **Accessory Structures.** A Zoning Permit shall not be required for the placement of one, one-story detached ~~A~~ccessory ~~S~~tructure used as a tool or storage shed, playhouse, or similar ~~A~~ccessory ~~S~~tructure, provided the building footprint does not exceed 120 square feet. In the event that one detached ~~A~~ccessory ~~S~~tructure already exists on the subject property, a Zoning Permit is required for any additional detached



Accessory Structure. Detached Accessory Structures must also comply with all applicable standards of the Zoning and Land Development Regulations Ordinance.

Sec. 3.8.3 Application Filing

Applications for Zoning Permits shall be filed with the Zoning and Planning Director on forms available in the Zoning and Planning Department. Zoning Permit applications shall include the following information:

- A. For all new construction or changes in building footprint, applications shall include a site plan drawn to engineer's scale that shows proper dimensions, dimensions and locations of all existing and all proposed: structures and accessories; setbacks; driveways; access(es) to public Rights-of-Way; private Rights-of-Way and/or ingress/egress Easements; public Easements that exist on the property; and current wetlands/OCRM Critical Line delineation, if applicable;
- B. Applications shall include an approved, recorded plat indicating new the County Parcel Identification ID Number or if an approved, recorded plat is not available, the application shall include a Charleston County Parcel Boundary Map showing the subject parcel, surrounding properties, and County Parcel ID Number;
- C. Proposed construction, including accessory uses and structures, if occurring on more than one abutting Lot of record, shall not be placed on property lines and must meet all setback requirements;
- D. Applications shall include paid receipt(s) from local providers for public water and/or sewer, or a letter from the utility company stating the fee(s) have been paid. For new construction, if water and/or sewer service is not available, a well and/or septic tank permit final approval from SC DHEC shall be required;
- E. Applications shall include an approved tree survey showing Grand Trees (24" DBH or greater, except pine trees) in Building and Structure the footprints, or within 420 feet, of any proposed construction, as required by this Ordinance, unless and the Applicant provides a signed statement indicating no protected Grand Trees will be affected;
- F. For all structures requiring a new address (e.g., new building construction, power poles, irrigation systems, or Accessory Structures with electrical service), written address confirmation must be obtained from the applicable County department Planning Department. A site plan showing the location of all proposed and all existing: structure(s); access(es) to public Rights-of-Way; private Rights-of-Way and/or ingress/egress Easements; and public Easements that exist on the property, is required for address confirmation; and
- G. Commercial, Multi-Family, Office, Industrial, and other nonresidential uses require Site Plan Review approval prior to an application for a Zoning Permit;
- H. The requirements listed below apply to all Zoning Permit applications for new construction of structures, with the exception of additions/renovations to existing structures that are legally permitted and new construction of Accessory Structures, located on properties which access from an existing or proposed ingress/egress Easement or private Right-of-Way as shown on an approved, recorded plat.
 1. Prior to issuance of Zoning Permits for land development activities other than construction of ingress/egress Easements or private Right-of-Way and installation of required street signs, all ingress/egress Easements and private Right-of-Way shall be: constructed in the location shown on the approved, recorded plat; constructed to comply with the International Fire Code, as adopted by County Council, from their point of connection to an existing publicly owned and maintained right-of-way to Lot(s) proposed for development; and inspected pursuant to Sec. A.2.7, County Inspection, of this Ordinance.
 2. The Director of the Zoning and Planning Director Department may allow use of a portion of an ingress/egress Easement or private Right-of-Way that was constructed prior to July 18, 2017 that cannot comply with the width clearance requirements of the International Fire Code when:
 - a. The Zoning and Planning Director determines that moving the ingress/egress Easement or private Right-of-Way to a different location is not possible due to site constraints, property size, Grand Trees, wetlands, etc.;



Director shall issue a Zoning Permit and return a signed copy of the application, including plan, to the Applicant within ten (15-10) working days of receipt of the application.

- B. When the **Zoning and** Planning Director receives a Zoning Permit application for improvements or uses that do not comply with all requirements of this Ordinance, the **Zoning and** Planning Director shall **disapprove** the Zoning Permit application, **and notify the Applicant of the deficiencies** within ten **15** days of receipt of the application.; return the application, including plan, to the applicant along with provide written notice of the denial. The written notice shall state the reasons for the denial and cite the sections of this Ordinance with which the application does not comply.
- C. When a Zoning Permit application includes a request for a Variance or an Appeal of an Administrative Decision, the Planning Director shall transmit such application, together with all supporting information, within 30 working days of receipt of the application, to the Board of Zoning Appeals for their review. Upon receipt of a written order from the Board of Zoning Appeals, the Planning Director shall complete the ordered action within 10 ten working days of receipt of the order.

Sec. 3.8.5 Effect of Permit Issuance

- A. After a Zoning Permit is issued for construction requiring a **B**uilding **P**ermit, the Building Inspection Services Director shall issue a **B**uilding **P**ermit when the requirements of the Building Codes have been met.
- B. After a Zoning Permit is issued for a use or construction not requiring a **B**uilding **P**ermit, the **A**pplicant may proceed to carry out the improvement described in the approved Zoning Permit application.

Sec. 3.8.6 Lapse of Approval

- A. A Zoning Permit issued for construction that requires a **B**uilding **P**ermit shall lapse and be of no further effect if a **B**uilding **P**ermit is not issued within six months of the date of issuance of the Zoning Permit.
- B. A Zoning Permit issued for use or construction that does not require a **B**uilding **P**ermit shall lapse and be of no further effect if the authorized development has not commenced within six months, or if after the development has commenced, the work is suspended or abandoned for a period of more than one year.
- C. Zoning Permit extensions; for periods of up to ~~90 days~~ **six months**; shall be approved by the **Zoning and** Planning Director. No more than **three additional** ~~six six month~~ **90-day** extensions will be allowed. An application for a Zoning Permit extension shall be submitted to the **Zoning and** Planning Director prior to the expiration of the Zoning Permit.

Sec. 3.8.7 Administrative Permits

- A. **Temporary Zoning Permits.** The **Zoning and** Planning Director may issue a Temporary Zoning Permit not to exceed a one-year period, provided such uses are in compliance with and are authorized by this Ordinance. Permits for permanent installation shall be obtained simultaneously with the Temporary Zoning Permit.
 1. Temporary Zoning Permits may be issued for temporary installation of the following if located on the same **Z**oning **L**ot as the permanent installation:
 - a. Manufactured **H**ousing **U**nit installation to be used as a residence while the permanent **D**welling residential structure is being built, **renovated, or remodeled**;
 - b. Temporary office for construction office or security guard quarters;
 - c. Temporary structure for commercial use while construction of the permanent structure is in progress; and
 - d. Temporary power permits for construction of permitted uses.
 2. A Temporary Zoning Permit may be issued by the **Zoning and** Planning Director to move a **S**ingle-**F**amily **D**etached **D**welling home, **M**anufactured **H**ome, or **M**anufactured **H**ousing **U**nits home to a **L**ot of record, subject to the following:



- a. The **L**ot on which the home is placed must be zoned for residential use;
 - b. The **L**ot on which the home is placed must comply with all requirements for the applicable **Z**oning **D**istrict;
 - c. An application for a Temporary Zoning Permit shall be completed by the owner of the property on a form established by the **Z**oning and Planning Director prior to movement of the home;
 - d. The home will not be occupied until a Certificate of **O**ccupancy is issued after a complete Zoning and Building permit application has been approved and is in **compliance with all of the requirements of this Ordinance** ~~all requirements of this Ordinance have been complied with;~~ **and**
 - e. The Temporary Zoning Permit is valid for a period not to exceed ~~thirty (30)~~ days from the date the permit is issued.
3. The Temporary Zoning Permit may be renewed by the **Z**oning and Planning Director if the **A**pplicant provides documentation indicating they have submitted a complete application for a Zoning Permit and Building Permit.
 4. The **use or structure** ~~home~~ must be removed within ~~fifteen (15)~~ days after the Temporary Zoning Permit expires. Failure to comply is a violation of this Ordinance and is subject to the provisions of Article 11, *Violations, Penalties and Enforcement*.
 5. All regulatory agencies may inspect at any time for safety and non-movement of the temporary placement and require further installation safeguards in compliance with these regulations.

B. Renewal of Temporary Zoning Permits.

1. Renewal of Temporary Zoning Permits may be granted for one additional year when construction is being diligently pursued, and it is evident that progress is being made in construction. Extensions beyond the renewal shall be processed as a Special Exception.
2. The temporary use of a **M**anufactured **H**ousing **U**nit as an **A**ccessory **D**welling **U**nit as per Chapter 6, **Use Regulations**, of this Ordinance may be renewed annually subject to the criteria listed in Sec. 6.6.1, *Accessory Uses and Structures Allowed*, ~~of Article 6.6 Temporary Uses~~.
3. Administrative review and renewal of a Special Exception for an **A**ccessory **D**welling **U**nit shall occur every five years and will be contingent upon confirmation by the **Z**oning and Planning Director that the structure complies with the **A**ccessory **D**welling **U**nit provisions of this Ordinance.

C. Minor Repair Permits. If an application for a Zoning Permit is to effect only minor repairs, the **Z**oning and Planning Director shall be authorized to waive the requirement for an approved plat, site plan, and/or septic tank approval. The work to be performed shall be clearly defined in the Zoning Permit.

D. Emergency Permits.

1. **Individual.** When a use, structure, or building has been damaged or destroyed by fire, flood, wind, or other act of God, and strict compliance with Zoning Permit requirements will impair the health and safety of the affected individuals or the security of the premises, the **Z**oning and Planning Director may declare an emergency condition and grant a **T**emporary Administrative Permit in accordance with the following requirements:
 - a. If the use, structure, or building complies with all applicable requirements of this Ordinance, a nonrenewable, ~~€~~**T**emporary Administrative Permit shall be issued for a period not to exceed one year;
 - b. If the use, structure, or building is a legal nonconformity, and less than 50 percent of the appraised value has been damaged or destroyed, a nonrenewable, ~~€~~**T**emporary Administrative Permit shall be issued for a period not to exceed one year; **or**
 - c. If the use, structure, or building is a legal nonconformity, and 50 percent or more of the appraised value has been damaged or destroyed, only emergency housing or the use of **a** **M**anufactured **H**ousing **U**nits for the conduct of emergency business operations while relocation efforts are in progress shall be allowed. The nonrenewable, **T**emporary Administrative Permit shall be issued for a period not to exceed six ~~(6)~~ months.



2. *Community*. Where a major disaster affects the health, safety, or welfare of the general public and compliance with Zoning Permit requirements will delay remedial action, the **Zoning and Planning** Director shall be authorized, upon approval of the County Administrator, to waive Zoning Permit requirements for a specified period of time.

ARTICLE 3.9 CERTIFICATES OF OCCUPANCY

Sec. 3.9.1 Applicability

No structure or **Zoning Lot** or part thereof for which a Zoning Permit has been issued shall be used or occupied until the Building Inspection Services Director has, after final inspection, issued a Certificate of Occupancy indicating that the use or structure complies with all applicable requirements of the Zoning Permit and this Ordinance. This Certificate of Occupancy may be combined with or made a part of the Certificate of Occupancy required under the Building Code. The issuance of a Certificate of Occupancy shall not be construed as waiving any provision of this Ordinance or the applicable Zoning Permit.

Sec. 3.9.2 Utility Connections

- A. Electric or gas utility companies or cooperatives shall not provide their respective utility until receipt of an approved Certificate of Occupancy.
- B. Temporary electrical power permits shall require authorization from the **Zoning and Planning** Director prior to such services being provided by the utility companies.

ARTICLE 3.10 ZONING VARIANCES

Sec. 3.10.1 Applicability; Limitations

The Board of Zoning Appeals shall be authorized to approve Zoning Variances to any zoning-related dimensional, design, or performance standard set forth in this Ordinance, provided that the Approval Criteria of Sec. 3.10.6, **Approval Criteria**, are met and provided that such Zoning Variance does not have the effect of:

- A. Permitting a use, activity, business, or operation that is not otherwise allowed by the Use Regulations of the underlying **Zoning District** **in which the property is located**;
- B. Allowing the physical extension of a Nonconforming Use, except as expressly allowed in **Chapter**~~HAPTER~~ **10, Nonconformities, of this Ordinance**;
- C. Increasing the **Density** of a residential use above that permitted by the underlying **Zoning District** **in which the property is located**;
- D. Varying the sign regulations of this Ordinance;
- E. Varying or waiving the Subdivision Regulations contained in **Chapter**~~HAPTER~~ **8, Subdivision Regulations, of this Ordinance**; or
- F. ~~Varying or waiving any other standard of this Ordinance that is expressly stated as being ineligible for a Zoning Variance.~~
- G. Varying from the requirements of Sec. 6.8.3.A, *Use Limitations and Standards, of this Ordinance*.

Sec. 3.10.2 Application Filing

- A. Applications for Zoning Variances shall be submitted to the **Zoning and Planning** Director on forms available in the **Zoning and Planning** Department.
- B. Zoning Variance applications shall comply with Sec. 3.1.4, *Application Completeness and Submission Deadlines*, of this Ordinance.



- C. No Application for a Zoning Variance shall be accepted as complete unless it includes the required fee and the following information:
1. Completed Zoning Variance Application signed by the current property owner(s);
 2. Applicant's letter of intent explaining the requested Zoning Variance and how it meets **all of the requirements** Approval Criteria of Sec. 3.10.6, **Approval Criteria**;
 3. Site plan drawn to engineer's scale showing the property dimensions, dimensions and locations of existing and proposed structures and improvements, **driveways**, parking areas, Grand trees, wetlands (properties containing DHEC-OCRM Critical Line areas must contain an up to date DHEC-OCRM signature on the site plan or plat), holding basins, and buffers when applicable. ~~One 24 x 36 copy and twenty (20) reduced 11 x 17 copies shall be submitted.~~ **At least one copy drawn to an engineer's scale and 18 reduced (8 1/2" x 11" or 11" x 17") legible copies shall be submitted;**
 4. A copy of a legible approved and recorded plat **showing the current boundaries of the property;**
 5. **Copy of the current, recorded deed of the property;**
 6. Restrictive ~~C~~eovenants ~~A~~ffidavit(s) signed by the applicant or current property owner(s) in compliance with ~~S~~tate law;
 7. **Posted Notice Affidavit(s) signed by the Applicant or current property owner(s) in compliance with State law; and**
 8. Any other information that the **Zoning and** Planning Director determines is necessary to make an informed decision as to whether the application complies with the standards required by Article 3.10, **Zoning Variances**.
- D. All proposed Zoning Variances, except ~~S~~single-~~F~~family **Dwellings** residential development, shall satisfy the Site Plan Review process. Applicants shall attend at least one ~~(1)~~ Site Plan Review meeting (**not including a pre-application meeting**). **Variance applications shall only be reviewed after the Site Plan Review application is in an approvable state, as determined by the Zoning and Planning Director.** ~~prior to submitting an application for a Zoning Variance.~~
- E. Separate applications and fees shall be filed ~~d~~ for more than one Variance request to each requirement of this Ordinance. If an ~~A~~pplicant requests a Variance for removal of more than one Protected/Grand ~~T~~ree, each additional Protected/Grand Tree shall require an additional fee.

Sec. 3.10.3 Public Hearing Notice

Newspaper, Neighbor, Parties in Interest, and Posted notice of the Board of Zoning Appeals' public hearing shall be provided in accordance with the requirements of Sec. 3.1.6, **Notices**, of this Chapter.

Sec. 3.10.4 Zoning and Planning Director Review and Report

The **Zoning and** Planning Director shall review each proposed Zoning Variance in light of the **requirements** Approval Criteria of Sec. 3.10.6, **Approval Criteria**, and if deemed necessary, distribute the application to other agencies and reviewers. The **Zoning and** Planning Director shall provide a report on the proposed Zoning Variance to the Board of Zoning Appeals.

Sec. 3.10.5 Board of Zoning Appeals Hearing and Decision

- A. The Board of Zoning Appeals shall hold at least one ~~(1)~~ public hearing on the proposed Zoning Variance. Within a reasonable time after the close of the public hearing, the Board of Zoning Appeals shall approve, approve with conditions, or **disapprove** ~~any~~ the proposed Zoning Variance based on the ~~Approval Criteria~~ of Sec. 3.10.6, **Approval Criteria**. **The Board of Zoning Appeals may defer action for up to 90 calendar days.**
- B. A majority of the Board of Zoning Appeals constitutes a quorum.
- C. A **majority** ~~least 2/3~~ of the members present and voting are required to approve a Zoning Variance.



Sec. 3.10.6 Approval Criteria

- A. The Board of Zoning Appeals has the authority to hear and decide appeals for a Zoning Variance, when strict application of the provisions of this Ordinance would result in unnecessary hardship.
- B. A Zoning Variance may be granted in an individual case of unnecessary hardship if the Board of Zoning Appeals makes and explains in writing the following findings:
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
 2. These conditions do not generally apply to other property in the vicinity;
 3. Because of these conditions, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;
 4. The authorization of a variance will not be of substantial detriment to adjacent property, or to the public good, and the character of the Zoning District will not be harmed by the granting of the variance;
 5. The Board of Zoning Appeals shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a Zoning District, to extend physically a Nonconforming Use of land, or to change the Zoning District boundaries shown on the Official Zoning Map. The fact that property may be utilized more profitably if a Zoning Variance is granted shall not be considered grounds for granting a Zoning Variance.;
 6. The need for the Variance is not the result of the Applicant's own actions; and
 7. Granting of the Variance does not substantially conflict with the *Comprehensive Plan* or the purposes of this Ordinance.
- C. In granting a Variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

Sec. 3.10.7 Final Decisions and Orders

Final decisions and orders of the Board must be in writing and be filed in the Office of the Zoning and Planning Director as a public record. Final decisions shall be available for public inspection during regular office hours. All findings of fact and conclusions of law must be separately stated in final decisions or orders of the Board, which must be delivered to parties in interest by certified mail. As a courtesy notice, the orders of the Board may be sent via U.S. mail to Neighborhood notice lists.

Sec. 3.10.8 Notice Of Decision

The written final decision shall be mailed to all Parties in Interest by certified mail and published once in a newspaper of general circulation in the County.

Sec. 3.10.9 Appeals

Any Person with a substantial interest in a decision of the Board of Zoning Appeals or any officer, board, or bureau of the county may appeal a final decision of the Board of Zoning Appeals to the Circuit Court of Charleston County. Appellants shall file with the Court Clerk a written petition plainly and fully setting forth how such decision is contrary to law. Such appeal shall be filed within 30 calendar days after the decision of the Board of Zoning Appeals is mailed.

Sec. 3.10.10 Lapse of Approval



An approved Zoning Variance shall lapse and be of no further effect ~~twelve (12)~~ months after the date that the Zoning Variance was approved by the Board of Zoning Appeals, unless a complete application of a Zoning Permit **utilizing the approved Variance** is submitted in accordance with Article 3.8, **Zoning Permits**, of this **Ordinance** Chapter, or if no Zoning Permit is required, unless construction or development has commenced and is being diligently pursued.

~~A one-time~~ one-year extension of a Zoning Variance approval may be **granted by the Zoning and Planning Director** ~~allowed~~ if **the Applicant/property owner can demonstrate that a complete application for a Zoning Permit** ~~construction or development has commenced and~~ is being diligently pursued. Applications for extensions of Zoning Variance approvals shall be submitted to the **Zoning and Planning Director** on forms available in the **Zoning and Planning** Department at least ~~fifteen (15)~~ days prior to the expiration of the Zoning Variance approval.

ARTICLE 3.11 WRITTEN INTERPRETATIONS

Sec. 3.11.1 Application Filing

Applications for Written Interpretations of this Ordinance shall be submitted to the **Zoning and Planning Director** on forms available in the **Zoning and Planning** Department.

Sec. 3.11.2 **Zoning and Planning Director Review and Decision**

Within 30 working days of receipt of a complete application for a Written Interpretation, the **Zoning and Planning Director** shall:

- A. Review and evaluate the application in light of this Ordinance, the *Comprehensive Plan*, and any other relevant documents;
- B. Consult with other staff as necessary; and
- C. Render a ~~W~~ritten ~~I~~nterpretation.

Sec. 3.11.3 Form

The ~~W~~ritten ~~I~~nterpretation shall be provided to the ~~A~~pplicant in writing and shall be filed in the official record of ~~W~~ritten ~~I~~nterpretations.

Sec. 3.11.4 Official Record of Interpretations

An official record of ~~W~~ritten ~~I~~nterpretations shall be kept on file in the **Zoning and Planning** Department. The record of ~~W~~ritten ~~I~~nterpretations shall be available for public inspection in the **Zoning and Planning** Department during normal business hours.

Sec. 3.11.5 Appeals

Appeals of the **Zoning and Planning Director's** ~~W~~ritten ~~I~~nterpretation shall be taken to the Board of Zoning Appeals in accordance with procedures of Article 3.13, **Appeals of Zoning-Related Administrative Decisions, of this Ordinance**. If the appeal results in a change of interpretation, the new interpretation shall be filed in the official record of ~~W~~ritten ~~I~~nterpretations.

ARTICLE 3.12 PUBLIC PROJECT REVIEW

Sec. 3.12.1 Applicability

Public Project Review shall apply to all public projects except those expressly exempt under S. C. Code Sec. 6-29-540.



Sec. 3.12.2 Application Filing

- A. Applications for Public Project Review shall be submitted to the *Zoning and* Planning Director on forms available in the *Zoning and* Planning Department.
- B. No application for a Public Project Review shall be accepted as complete unless it includes the required fee and the following information:
 - 1. Completed Public Project Review application signed by the current property owner(s);
 - 2. A copy of a legible approved and recorded plat showing current property boundaries;
 - 3. A copy of the current, recorded deed;
 - 4. **Posted Notice affidavit(s) signed by the Applicant or current property owner(s) in compliance with State law, as applicable;**
 - 5. Restrictive **C**eovenants **A**ffidavit(s) signed by the **A**pplicant or current property owner(s) in compliance with **S**tate law; and
 - 6. Any other information that the Planning Commission determines is reasonably necessary to make an informed decision as to whether the application complies with the standards of this Article.
- C. Applications for Public Project Reviews shall comply with Sec. 3.1.4, *Application Completeness and Submission Deadlines*, of this Ordinance.

Sec. 3.12.3 Public Hearing Notice

Newspaper and Parties in Interest notice of the Planning Commission meeting shall be provided in accordance with the requirements of Sec. 3.1.6, *Notices*, of this Chapter.

Sec. 3.12.4 Zoning and Planning Director Review and Report

The *Zoning and* Planning Director shall review each proposed Public Project in light of the *Comprehensive Plan*. Based on the results of that review, the *Zoning and* Planning Director shall provide a report on the proposed Public Project to the Planning Commission.

Sec. 3.12.5 Planning Commission Review and Decision

- A. The Planning Commission shall review the Public Project to determine whether it is consistent with the *Comprehensive Plan*. This determination shall include written findings. The Planning Commission may hold one or more public hearings in accordance with the requirements of Sec. 3.1.6, *Notices*, prior to completing their review.
- B. If the Planning Commission finds the proposal conflicts with the *Comprehensive Plan*, it shall forward its written findings and an explanation of its reasoning to the public entity proposing the project.
- C. If the public entity proposes to proceed with its **P**ublic **P**roject in conflict with the *Comprehensive Plan*, then the entity must publicly state its intention to proceed and its reasons for proceeding. The public entity must provide written notice of its intention to proceed and its reasons to the Planning Commission, as well as public notice in a publication of general circulation at least 30 calendar days in advance of award of a contract or beginning construction of the proposed **P**ublic **P**roject.

ARTICLE 3.13 APPEALS OF ZONING-RELATED ADMINISTRATIVE DECISIONS

Sec. 3.13.1 Authority



The Board of Zoning Appeals shall be authorized to hear and decide appeals only on zoning-related matters where it is alleged there is an error in any order, requirement, decision, or determination made by an administrative official in the administration ~~or enforcement~~ of any of the zoning-related regulations of this Ordinance. The Board of Zoning Appeals shall have no authority to hear or decide appeals from ~~Administrative Decisions made pursuant to the Subdivision Regulations of Chapter~~ **HAPTER 8, Subdivision Regulations, or from enforcement-related decisions and actions made pursuant to Chapter 11, Violations, Penalties, and Enforcement, of this Ordinance.**

Sec. 3.13.2 Right to Appeal

Appeals of Administrative Decisions on zoning-related matters may be filed by any officer, board, or bureau of the ~~Ce~~ounty, or by any person with a substantial interest in a decision of an administrative official.

Sec. 3.13.3 Application Filing; Timing

Applications for Appeals of Administrative Decisions on zoning-related matters shall be submitted to the **Zoning and** Planning Director on forms available in the **Zoning and** Planning Department. Appeals of Administrative Decisions ~~to grant or deny a Zoning Permit~~ shall be filed within 30 calendar days from the date of the Administrative Decision.

Sec. 3.13.4 Effect of Filing

Upon filing a complete application for an appeal of an administrative decision on a zoning-related matter, any permits, decisions, or determinations that are the subject of the appeal shall be temporarily suspended. Any work or performance of any activity that has been undertaken pursuant to an appealed permit, decision or determination, shall be subject to Chapter 11, Violations, Penalties, and Enforcement, of this Ordinance.

After a complete application for an appeal has been filed, an appeal stays all legal proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board of Zoning Appeals, after the notice of appeal has been filed with him, that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life and property. In such case, proceedings may not be stayed other than by a restraining order which may be granted by a court of record, with notice to the officer from whom the appeal is taken, and with due cause shown.

~~Any permits, decisions or determinations which are the subject of an appeal shall be temporarily suspended upon filing a complete application for an appeal, unless the official responsible for issuing the permit or making the decision or determination which is being appealed certifies to the Board of Zoning Appeals, after the appeal is filed, that because of facts stated in the certification, a stay would cause immediate peril to life or property. In such case, action upon any such permits, decisions or determinations shall not be stayed other than by a restraining order, which may be granted by the Board of Zoning Appeals or by a court of record upon proper notice and hearing. However, in the absence of a certification that a stay would cause immediate peril to life or property, any work purported to be undertaken pursuant to an appealed permit, decision, or determination after actual notice of the appeal has been received shall be subject to CHAPTER 11, Violations, Penalties, and Enforcement, of this Ordinance.~~

Sec. 3.13.5 Record of Administrative Decision

The official whose decision is being appealed shall transmit to the Board of Zoning Appeals all papers constituting the record upon which the action appealed is taken.

Sec. 3.13.6 Public Hearing Notice



Newspaper ~~and Neighbor~~, Parties in Interest and Posted Notice of the Board of Zoning Appeals' public hearing shall be provided in accordance with the requirements of Sec. 3.1.6, *Notices*, of this Chapter. ***Neighbor and Posted Notice of the Board of Zoning Appeals Public Hearing shall be provided in accordance with the requirements of Section 3.1.6, Notices, if applicable.***

Sec. 3.13.7 Board of Zoning Appeals Review and Action

- A. The Board of Zoning Appeals shall hold at least one public hearing on the appeal, and within a reasonable time following the close of the public hearing, take final action based on the procedures and requirements of this Section.
- B. In exercising the appeal power, the Board of Zoning Appeals shall have all the powers of the official from whom the appeal is taken, and the Board of Zoning Appeals may reverse or affirm, wholly or in part, or may modify the decision being appealed.
- C. If the Board of Zoning Appeals determines that it is necessary to obtain additional evidence in order to resolve the matter, it shall remand the appeal to the official from whom the appeal is taken, with directions to obtain such evidence and to reconsider the decision in light of such evidence, and to that end shall have all the powers of the officer from whom the appeal is taken and may issue or direct issuance of a permit. The Board of Zoning Appeals in execution of the duties specified in this Chapter may subpoena witnesses and in case of contempt may certify this fact to the circuit court having jurisdiction. ***The Board of Zoning Appeals may defer action for a period of time not to exceed 90 days from the date of deferral.***
- D. A quorum of the Board of Zoning Appeals shall be achieved when the number of members in attendance equals more than one-half of the total membership of the Board of Zoning Appeals. At least two-thirds of the members present and voting shall be required to reverse any order, requirement, decision, or determination of any administrative officer or agency.

Sec. 3.13.8 Approval Criteria; Findings Of Fact

An appeal shall be sustained only if the Board of Zoning Appeals finds that the administrative official erred. The decision of the Board of Zoning Appeals shall be accompanied by specific, written findings of fact and conclusions of law clearly stating the reason for the decision. Those written findings shall be delivered to parties in interest by certified mail, published once in a newspaper of general circulation in the county, and permanently filed in the *Zoning and* Planning Department.

Sec. 3.13.9 Appeals

Any person with a substantial interest in a decision of the Board of Zoning Appeals or any officer, board, or bureau of the County may appeal a final decision of the Board of Zoning Appeals to the Circuit Court of Charleston County. Appellants shall file with the Court Clerk a written petition plainly and fully setting forth how such decision is contrary to law. Such appeal shall be filed within 30 calendar days after the decision of the Board of Zoning Appeals is mailed.

ARTICLE 3.14 APPEALS OF SUBDIVISION-RELATED ADMINISTRATIVE DECISIONS

Sec. 3.14.1 Authority

The Planning Commission shall be authorized to hear and decide appeals only on subdivision-related matters (including determinations of ~~subdivision application~~ incompleteness) where it is alleged there is an error in any order, requirement, decision, or determination made by an administrative official in the administration or enforcement of any **requirement** of the ~~subdivision regulations of Chapter~~ **HAPTER 8, Subdivision Regulations**, of this Ordinance.



Sec. 3.14.2 Right to Appeal

Appeals of Administrative Decisions on subdivision-related matters may be filed by any officer, board, or bureau of the County, or by any person with a substantial interest in a decision of an administrative official.

Sec. 3.14.3 Application Filing: Timing

Applications for Appeals of Administrative Decisions on subdivision-related matters shall be submitted to the **Zoning and** Planning Director on forms available in the **Zoning and** Planning Department. Appeals of Administrative Decisions on subdivision matters shall be filed within 30 calendar days of the date of written notice of the decision being appealed.

Sec. 3.14.4 Effect of Filing

~~Any permits, decisions, or determinations which are the subject of an appeal shall be temporarily suspended upon filing a complete application for an appeal, unless the official responsible for issuing the permit or making the decision or determination which is being appealed certifies to the Planning Commission, after the appeal is filed, that because of facts stated in the certification, a stay would cause immediate peril to life or property. In such case, action upon any such permits, decisions or determinations shall not be stayed other than by a restraining order, which may be granted by the Planning Commission or by a court of record upon proper notice and hearing. However, in the absence of a certification that a stay would cause immediate peril to life or property, any work purported to be undertaken pursuant to an appealed permit, decision or determination after actual notice of the appeal has been received shall be subject to CHAPTER 11, Violations, Penalties, and Enforcement, of the Ordinance.~~

Upon filing a complete application for an appeal of an administrative decision on a subdivision-related matter, any permits, decisions, or determinations that are the subject of the appeal shall be temporarily suspended. Any work or performance of any activity that has been undertaken pursuant to an appealed permit, decision or determination, shall be subject to Chapter 11, Violations, Penalties, and Enforcement, of this Ordinance.

After a complete application for an appeal has been filed, an appeal stays all legal proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Planning Commission, after the notice of appeal has been filed with him, that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life and property. In such case, proceedings may not be stayed other than by a restraining order which may be granted by a court of record, with notice to the officer from whom the appeal is taken, and with due cause shown.

Sec. 3.14.5 Record of Administrative Decision

The official whose decision is being appealed shall transmit to the Planning Commission all papers constituting the record upon which the action appealed is taken.

Sec. 3.14.6, Public Hearing Notice

Newspaper Notice of the Planning Commission's public hearing shall be provided in accordance with the requirements of Sec. 3.1.6, **Notices**, of this Chapter.

Sec. 3.14.7 Planning Commission Review and Action

- A. The Planning Commission shall hold at least one public hearing on the appeal and, within a reasonable time following the close of the public hearing, take final action based on the procedures and requirements of this Section. When the appeal relates to a determination of {application} incompleteness, the Planning Commission shall hear and take action on the appeal within 15 calendar days of the date of the appeal.



- B. In exercising the appeal power, the Planning Commission shall have all the powers of the official from whom the appeal is taken, and the Planning Commission may reverse or affirm, wholly or in part, or may modify the decision being appealed.
- C. If the Planning Commission determines that it is necessary to obtain additional evidence in order to resolve the matter, it shall remand the appeal to the official from whom the appeal is taken, with directions to obtain such evidence and to reconsider the decision in light of such evidence, and to that end shall have all the powers of the officer from whom the appeal is taken.
- D. A quorum of the Planning Commission shall be achieved when the number of members in attendance equals more than **one-half** $\frac{1}{2}$ of the total membership of the Planning Commission.
- E. At least **two-thirds** $\frac{2}{3}$ of the members present and voting shall be required to reverse any order, requirement, decision, or determination of any administrative officer or agency.

Sec. 3.14.8 Approval Criteria: Findings of Fact

An appeal shall be sustained only if the Planning Commission finds that the administrative official erred. The decision of the Planning Commission shall be accompanied by specific, written findings of fact and conclusions of law clearly stating the reason for the decision. Those written findings shall be delivered to Parties in Interest by certified mail and permanently filed in the **Zoning and** Planning Department.

Sec. 3.14.9 Appeals

Any person with a substantial interest in a decision of the Planning Commission or any officer, board, or bureau of the County may appeal a final decision of the Planning Commission to the Circuit Court of Charleston County. Appellants shall file with the Court Clerk a written petition plainly and fully setting forth how such decision is contrary to law. Such appeal shall be filed within 30 calendar days after the decision of the Planning Commission is mailed.

ARTICLE 3.15 ADDRESSING AND STREET NAMES

Sec. 3.15.1 Authority

The **Zoning and** Planning Director shall be authorized to assign and change physical addresses as provided for in Chapter 4; Art. VII of the Charleston County Code of Ordinances, as amended, and Sec. 23-47-60 et. seq. of the Code of Laws of South Carolina (1976), as amended.

The Planning Commission shall be authorized to approve the name of a new street or road within the jurisdiction of Charleston County, as provided for in the Code of Laws of South Carolina Sec. 6-29-1200 and Sec. 23-47-60 et. seq. of the Code of Laws of South Carolina (1976), as amended. The Planning Commission may delegate this authority to the **Zoning and** Planning Director.

Sec. 3.15.2 Application Filing

Applications for ~~the **street name changes** following~~ shall be submitted to the **Zoning and** Planning Director on forms available in the **Zoning and** Planning Department:

- ~~A. Requests for Reservations of Street Names; and~~
- ~~B. Requests for Street Name Changes.~~

Sec. 3.15.3 Street Names

- A. ~~Requests for Reservations of Street Names.~~ All street names shall comply with Chapter 4; Art. VII of the Charleston County Code of Ordinances, as amended, and Sec. 23-47-60 et. seq. of the Code of Laws of South Carolina (1976), as amended. Street names proposed by the ~~A~~ applicant shall be approved by the



~~**Charleston County Consolidated 9-1-1 Center.** Planning Department. The Planning Department shall be given at least five (5) working days to approve requests for reservations of street names.~~

- B. **Requests for Street Name Changes.** The Planning Commission shall be authorized to approve requests for street name changes within the jurisdiction of Charleston County, including, but not limited to, the naming of existing unnamed ~~E~~asements, ~~R~~ights-of-~~W~~ay, and other access types where there is no street name or the current street name poses a threat to the efficient provision of emergency services. Requests for street name changes shall be in accordance with the Code of Laws of South Carolina Sec. 6-29-1200 and Sec. 23-47-60 et. seq. of the Code of Laws of South Carolina (1976), as amended, and Chapter 4; Art. VII of the Charleston County Code of Ordinances, as amended.

ARTICLE 3.16 DEVELOPMENT AGREEMENTS

Development Agreements are hereby authorized for land development in Charleston County, subject to and in accordance with the South Carolina Local Government Development Agreement Act in Sec. 6-31-10 et seq., Code of South Carolina, ~~(1976)~~, as amended. Requests for Development Agreements shall be processed pursuant to Sec. 6-31-10 et seq., Code of Laws of South Carolina, ~~(1976)~~, as amended.

ARTICLE 3.17 DEVELOPMENTS OF COUNTY SIGNIFICANCE

Sec. 3.17.1 Purpose and Intent

The *Comprehensive Plan* contains four Major Implementation Initiatives for the County to implement some of the strategies recommended in the *Comprehensive Plan*. The purpose and intent of this Article is to implement one such initiative, Developments of County Significance, in order to ensure that planning in the Rural Area, as defined in the Charleston County *Comprehensive Plan*, is compatible with the surrounding rural and agricultural character and is coordinated with the provision of public facilities and transportation initiatives, as well as with adjacent jurisdictions. This Article establishes the procedures for submission requirements and review of requests for Developments of County Significance, as defined in the Charleston County *Comprehensive Plan* and the *Zoning and Land Development Regulations Ordinance*, and includes the application, process, and criteria as outlined in the Charleston County *Comprehensive Plan*.

Sec. 3.17.2 Applicability

This Article applies to Developments of County Significance, which are defined as proposed developments that: (1) Have a gross acreage equal to or exceeding 1,000 acres; (2) Are located in the Rural Area of the County; and (3) May be considered consistent with the recommendations of the *Comprehensive Plan*, if they comply with the criteria and requirements of the Developments of County Significance provisions contained in the *Comprehensive Plan and Zoning and Land Development Regulations Ordinance*. Upon approval, the Development of County Significance will be considered consistent with the *Comprehensive Plan*.

Sec. 3.17.3 Application and Process

- A. Development of County Significance Applications (“Application”) may be submitted on forms available in the *Zoning and* Planning Department once the *Zoning and* Planning Director has determined that the Application complies with the requirements of this *Ordinance* and all other applicable regulations.
- B. Developments of County Significance Applications shall require:
1. A *Comprehensive Plan* Amendment application(s) that complies with the requirements of Article 3.2, *Comprehensive Plan Amendments*, of this *Ordinance*, and a narrative description of how the application at the time of submission may not be in full compliance with the *Comprehensive Plan*, however upon approval, the application will be consistent with the *Comprehensive Plan*. *Comprehensive Plan* Amendment applications and narrative descriptions of consistency shall include documentation addressing each element of the *Comprehensive Plan*. *Comprehensive Plan* Amendment



application(s) shall be submitted when a rezoning application is included as part of the Developments of County Significance application;

2. A Development Agreement application submitted to Charleston County;
 3. Zoning Map Amendment [Rezoning] applications, including but not limited to applications for Planned Development Zoning Districts and Form-Based Zoning Districts, which comply with the applicable sections of this Ordinance may be submitted in conjunction with a Development of County Significance Application, where applicable; **and**
 4. Payment of all required application fees for Development Agreements, Zoning Map Amendments [Rezoning], and *Comprehensive Plan* Amendments and submission of ~~thirty-five (35)~~ copies and one ~~(1)~~ digital version.
 5. All information required by this Article.
- C. *Comprehensive Plan* Amendment applications, Development Agreement applications, and any Zoning Map Amendment [Rezoning] applications, including but not limited to, applications for Planned Development Zoning Districts and Form-Based Zoning Districts, submitted in conjunction with a Development of County Significance Application shall be considered concurrently and shall comply with the applicable processes contained in County Ordinances.

Sec. 3.17.4 Criteria and Required Information

At the time of submittal, the Application shall include the information addressing the *Comprehensive Plan* criteria for Developments of County Significance in the Zoning Map Amendment [Rezoning] application and the Development Agreement application as set forth in Sec. 3.17.4.A(1-9). The approval of a Zoning Map Amendment [Rezoning] application and a Development Agreement application pursuant to the provisions of this Article 3.17, ***Criteria and Required Information***, shall conclusively establish compliance by the applications so approved with the Developments of County Significance criteria of the *Comprehensive Plan* and this Ordinance, and no subsequent development of the property shall be subject to any provision of the *Comprehensive Plan* or this Ordinance regarding Developments of County Significance during the term of the approved Development Agreement.

- A. The Zoning Map Amendment [Rezoning] application for any ~~Zoning D~~istrict other than a Form-Based Zoning District shall include the information required in the following Sec. 3.17.4.A(1-9) ~~1.a-i~~:
1. Documentation demonstrating that ~~seventy-five (75%)~~ **75** percent (**75%**) of the acreage (~~75% acreage~~) included in the Application shall be in the form of Common Open Space, as defined in this Ordinance, that complies with the requirements of Sec. 4.23**57.7**, ***Common Open Space***;
 2. An analysis of how the proposed form and character of development is compatible with the intent of the Rural Area guidelines;
 3. An analysis of how proposed residential land use patterns are coordinated with employment and service opportunities in the area of the proposed development and adjacent areas of the County or other jurisdictions;
 4. A historic and archaeological resource study including documentation demonstrating the preservation, mitigation, and/or management of resources pursuant to the findings of the study;
 5. A traffic impact study;
 6. Documentation that the proposed development includes an interconnected and complete transportation network;
 7. An analysis of public transit alternatives;
 8. Documentation that the proposed development provides feasible transportation alternatives; and
 9. Emergency evacuation plans.
- B. The Zoning Map Amendment [Rezoning] application to Form-Based Zoning District shall include Sec. 3.17.4.A.2.a. through ~~c~~**B(1-3)**.



1. Documentation demonstrating that ~~seventy-five~~ **75 percent (75%)** of the acreage (~~75% acreage~~) included in the Application shall be either private land permanently restricted by deed restriction or conservation ~~E~~asement to unclustered rural densities, or other areas proposed for private and/or public ownership (e.g., parks, lakes, greenways, parkways, buffer zones, agricultural and silvicultural areas, recreational areas, preserved historic and/or cultural areas, preserved areas of biological significance), or areas to be purchased by the County's Green Belt Bank or other open space preservation organizations. The number of unclustered rural ~~D~~wellling ~~U~~nits allowed in the **75% percent** acreage is determined by multiplying the ~~base underlying~~ zoning ~~D~~ensity at the time of the application times the number of acres in the **75% percent** acreage. The **75% percent** acreage is not required to be contiguous and will be developed in accordance with the Form-Based Zoning District regulations submitted with this application for unclustered growth. Areas of clustered growth will be developed in accordance with the Form-Based Zoning District regulations submitted with this application and can be surrounded by the **75% percent** acreage;
2. An analysis of how the proposed form and character of development is compatible with the intent of the Rural Area guidelines;
3. An analysis of how proposed residential land use patterns are coordinated with employment and service opportunities in the area of the proposed development and adjacent areas of the County or other jurisdictions;

Information required in Sections ~~3.17.4.B(4-9)A.2.d. through i.~~ shall be addressed in the procedures and regulations submitted as part of the Form-Based Zoning District regulations submitted as part of this application for approval, as entitled in the Development Agreement, of the land development applications within the specific Form-Based Zoning District. Such procedures and regulations approved as part of the Form-Based Zoning District Rezoning shall be applicable to all development within such Form-Based Zoning District, and compliance with such procedures and regulations shall constitute compliance with the Developments of County Significance requirements.

4. A historic and archaeological resource study including documentation demonstrating the preservation, mitigation, and/or management of resources pursuant to the findings of the study;
 5. A traffic impact study;
 6. Documentation that the proposed development includes an interconnected and complete transportation network;
 7. An analysis of public transit alternatives;
 8. Documentation that the proposed development provides feasible transportation alternatives; and
 9. Emergency evacuation plans.
- C. The Development Agreement application shall include the information required in the following Sec. **3.17.4.C(1-6)**; provided, however that at its sole discretion, County Council may forward the information submitted pursuant to this Sec. **3.17.4.CA** to Planning Commission for informational purposes only.
1. Inclusion of a variety of housing ownership types and affordability;
 2. Documentation demonstrating strategy for preservation, mitigation, and/or management of significant cultural, historic, and archaeological sites, resources, and landscapes;
 3. Information regarding the location, ~~D~~ensity, and intensity of proposed land uses for the first five ~~(5)~~ years of the proposed project and projections for each subsequent five ~~(5)~~-year time period until buildout;
 4. Economic development information such as an economic analysis (e.g., estimates of average annual ad valorem tax yields, economic development analysis) of the impact of the proposed development on the local economy and employment market;
 5. A fiscal impact analysis of the infrastructure needs; and
 6. A list of needed and/or required public improvements including, but not limited to, transportation improvements, educational facilities, public safety services, and government facilities.



- D. The Planning Commission may require additional information on the items submitted pursuant to Sec. 3.17.4.A(1-2) as reasonably necessary to determine whether the application complies with the requirements of County Ordinances.

Sec. 3.17.5 Notice of Decision *and* Mapping ~~of~~ Approved Developments ~~of~~ County Significance

Following final action by the County Council, the *Zoning and* Planning Director shall be responsible for providing the *A*applicant with written notice of the County Council final decision(s) and for revising *Comprehensive Plan* text and/or maps and the Official Zoning Map, where applicable. Upon approval, the Development of County Significance will be considered consistent with the *Comprehensive Plan*.



CHAPTER 4 | BASE ZONING DISTRICTS

ARTICLE 4.1 GENERAL

Sec. 4.1.1 Establishment of Zoning Districts

The following base Zoning Districts are hereby established:

Table 4.1.1, Establishment of Zoning Districts		
District Name		Comprehensive Plan Land Use Designation
NR	Natural Resource Management	Conservation Management
OS	Parks, Recreation, and Open Space	Parks, Recreation, and Open Space
RM	Resource Management	Resource Management (Rural)
AG-15	Agricultural Preservation	Wadmalaw Agricultural Preservation (Rural)
AG-10	Agricultural Preservation	Agricultural Preservation (Rural)
AG-8	Rural Agricultural Preservation	Agricultural Preservation and Rural Agriculture (Rural)
AGR	Agricultural Residential	Agricultural Residential (Rural)
RR-3	Rural Residential	Rural Residential (Rural)
S-3	Special Management 3	Residential/Special Management (Urban/Suburban) Cultural Community Protection
R-4	Low Density Single-Family Residential 4	Suburban Residential/Residential Low Density (Urban/Suburban) Mixed Use
M-8	Mixed-Style Residential 8	Mixed-Style Residential/Residential Moderate Density (Urban/Suburban)
M-12 UR	Urban Mixed-Style Residential 12	Mixed-Style Residential/Residential Moderate Density (Urban/Suburban) Mixed Use
MHS	Low-Density Manufactured Housing Subdivision	(Urban/Suburban)
MHP	Manufactured Housing Park	Mixed-Style Residential/Residential Moderate Density Urban/Suburban Mixed Use
ROOR	Residential Office	Commercial (Urban/Suburban) Mixed Use and Office
CI	Civic / Institutional	Civic / Institutional
GOOG	General Office	Commercial (Urban/Suburban) Urban/Suburban Mixed Use and Office
NCCN	Neighborhood Commercial	Commercial (Urban/Suburban) Urban/Suburban Mixed Use and Commercial
CT	Commercial Transition	Commercial (Urban/Suburban)
RCCR	Rural Commercial	Rural Commercial (Rural)
CC	Community Commercial	Commercial (Urban/Suburban)
RI	Rural Industrial	Rural Industrial and Rural Economic Development Area
IN	Industrial	Industrial (Urban/Suburban)
PD	Planned Development	Planned Development (All areas of Plan)

Sec. 4.1.2 Zoning District References

- A References in this Ordinance to "nonresidential", "office," "residential", and "agricultural" Zoning Districts shall be construed as follows: references to all base zoning districts beginning with the letters "O" (Office), "C" (Commercial) or "I" (Industrial). References to "residential" zoning districts shall be construed as references to all base zoning districts beginning with the letter "S", "R" and "M". References to "agricultural" zoning districts shall be construed as references to all base zoning districts beginning with the letter "A."



1. **Nonresidential.**
 - a. **CI, Civic / Institutional;**
 - b. **NC, Neighborhood Commercial;**
 - c. **RC, Rural Commercial;**
 - d. **CC, Community Commercial;**
 - e. **RI, Rural Industrial; and**
 - f. **IN, Industrial.**
2. **Office.**
 - a. **GO, General Office; and**
 - b. **RO, Residential Office.**
3. **Residential.**
 - a. **RR, Rural Residential;**
 - b. **S-3, Special Management;**
 - c. **R-4, Low Density Residential;**
 - d. **MHS, Mobile Home Subdivision;**
 - e. **MHP, Manufactured Housing Park; and**
 - f. **UR, Urban Residential.**
4. **Agricultural.**
 - a. **NR, Natural Resource Management;**
 - b. **OS, Parks, Recreation and Open Space;**
 - c. **RM, Resource Management;**
 - d. **AG-15, Wadmalaw Agricultural Preservation;**
 - e. **AG-10, Agricultural Preservation;**
 - f. **AG-8, Rural Agricultural; and**
 - g. **AGR, Agricultural Residential.**

~~[Commentary—RM, Resource Management District, AGR, Agricultural/Residential District and RR-3, Rural Residential District are agricultural zoning districts.]~~

Sec. 4.1.3 Zoning District Hierarchy

Under the hierarchy established by this Ordinance, the **NR, Natural Resource Management** District is the most restrictive base zoning district, while the **IN, Industrial** District is the least restrictive base zoning district. The Table of Sec. 4.1.1, **Establishment of Zoning Districts**, presents the Districts in order, from most to least restrictive. The Planned Development, Overlay and Special Purpose Zoning Districts are not included in the Zoning District hierarchy (*see Chapter 5, Overlay and Special Purpose Zoning Districts*).

Sec. 4.1.4 Existing and Proposed Parcels Containing Split Zoning Districts

A. Existing Lots of Record with Split Zoning Districts.

- 1 Uses and development standards for existing lots of record with split zoning districts shall be limited to the most restrictive zoning district within the parcel per Article 1.9, *Conflicting Provisions*, and Article 4.1.3, *Zoning District Hierarchy*.



2 No new parcels with split Zoning Ddistricts shall be created. A property boundary line may be created to eliminate the existing split Zoning Ddistricts, provided the proposed parcels meet the minimum Lot Aarea requirements for the Zoning Ddistrict each parcel is to be located.

B. This Section does not apply to mixed use developments such as parcels zoned M-8, M-12 UR, or PD, or the Overlay and Special Purpose Zoning Ddistricts.

[Commentary—Planning Staff recommends that property owner(s) with existing split Zoning Ddistricts apply for a Zoning Map Amendment (Rezoning) in order to eliminate split Zoning Ddistricts if the Comprehensive Plan supports the proposed future land use or file a Comprehensive Plan Amendment.]

ARTICLE 4.2 MEASUREMENTS, COMPUTATIONS AND EXCEPTIONS

Sec. 4.2.1 Density

Density refers to the number of **Principal Dwelling Units** per unit of land area. Density is calculated by dividing the number of **Principal Dwelling Units** on a site by the gross area (in acres) of highland (including freshwater wetlands) of the site on which the **Dwelling Units** are located. **Freshwater wetlands and OCRM Critical Line Area shall not be used to calculate density.** The number of **Principal Dwelling Units** allowed on a site is based on the presumption that all other applicable standards of this Ordinance shall be met. The maximum **Density** established for a **District** is not a guarantee that such densities may be obtained, nor shall the inability of a development to achieve the stated maximum **Density** be considered sufficient justification for varying or otherwise adjusting other **Density, Intensity, or Dimensional Standards** of this Ordinance.

In the Rural Area, as defined in the Charleston County Comprehensive Plan, Density is calculated from the acreage of the parent tract as it existed on or prior to April 21, 1999.

Sec. 4.2.2 Lot Area

A. **Measurement.** Lot **Area** refers to the horizontal land area within **Lot Lines**, including freshwater wetlands, **unless otherwise stated.**

B. **Exceptions.** No **Zoning Permit, Building Permit** or development approval may be issued for a **Lot** that does not meet the minimum **Lot Area** requirements of this Ordinance except in the following cases:

1. Nonconforming **Lots** may be used in accordance with the provisions contained in **Chapter** CHAPTER 10-, **Nonconformities**, of this Ordinance.
2. Utilities using land or an unoccupied building covering less than 1,000 square feet of site area shall be exempt from minimum **Lot Area** standards.

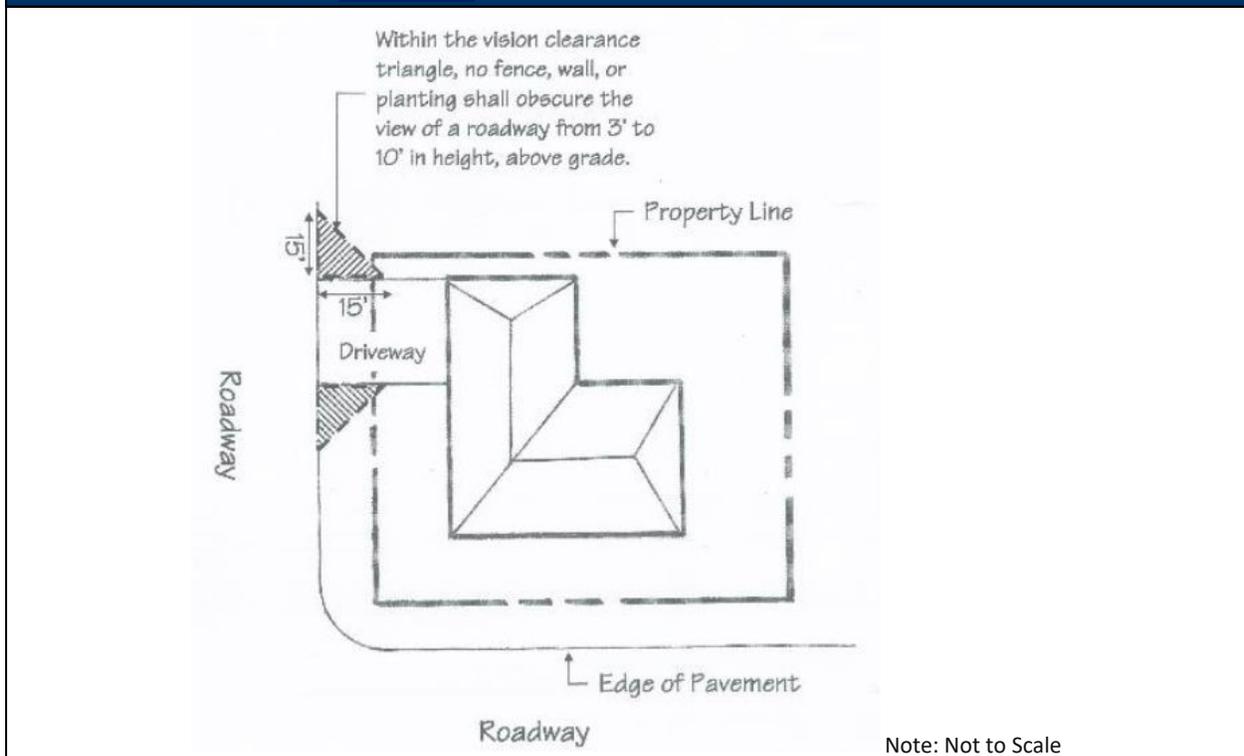
C. **Absence of Sewer or Water.** In the absence of public water or public sewer, no **Zoning Permit** or **Building Permit** shall be issued until the **Lot** meets all applicable requirements of this Ordinance and the South Carolina Department of Health and Environmental Control (DHEC).

Sec. 4.2.3 Setbacks

Setbacks refer to the unobstructed, unoccupied open area between the furthestmost projection of a structure and the property line of the **Lot** on which the structure is located, except as modified by the standards of this Section. **The terms "unobstructed" and "unoccupied open area" in this section shall refer to anything that is constructed or erected within the setback that is determined to have a permanent location on the ground.**

- A. **Exceptions to Setbacks.** Every part of a required setback must be open and unobstructed from the ground to the sky except as set out in this ~~sub~~Section.
1. Trees, shrubbery or other landscape features may be located within any required setback; however, they shall be selected for site specific conditions. Plant material to be located adjacent to public drainage **Easements** and **Rights-of-Way** shall be selected and placed not to impede future access. Additionally, vegetation planted within utility **Easements** shall be selected and sited to minimize pruning for future maintenance and clearance of such utilities. The **Zoning and Planning Director** may require modifications (substitutions and relocation) of plant material on proposed landscape plans when necessary to assure access and ease of maintenance to any **Easements** and **Rights-of-Ways** and to preserve the public health, safety and welfare.
 2. In all **Zoning Districts**, fences, hedges and walls may be located within any required setback, provided that no fence, wall or hedge shall obstruct the view of vehicular access to any **Roadway** between three ~~(3)~~ and ten ~~(10)~~ feet in height above grade. For the safety of pedestrian and vehicular traffic, in residential **Zoning Districts**, an unobstructed vision clearance triangle shall be maintained along intersections of residential driveways with adjacent **Roadways**. The vision clearance triangle shall be formed by the connection of a perpendicular line measuring ~~fifteen (15)~~ feet from the point of intersection at the edge of the travelway into the driveway and a ~~fifteen (15)~~ foot parallel line away from the point of intersection along the **Roadway** (see Figure 4.2.3, **Residential Vision Clearance Triangle**). Residential driveways along **Roadways** with a classification of collector or higher may be subject to a greater distance of measurement.
 3. In all **Zoning Districts**, elements that are not designed or intended to have a permanent location on the ground as determined by the **Zoning and Planning Director** including, but not limited to, vehicles, boats, RV's, lawn and garden furniture and equipment and similar items.

Figure 4.2.3 – Residential Vision Clearance Triangle Illustration for Sec. 4.2.3



4. Driveways may be located in front and street side setbacks.
5. Sidewalks may be located within any required setback.
6. Utility lines, wires and associated structures, such as power poles, may be located within any required setback.



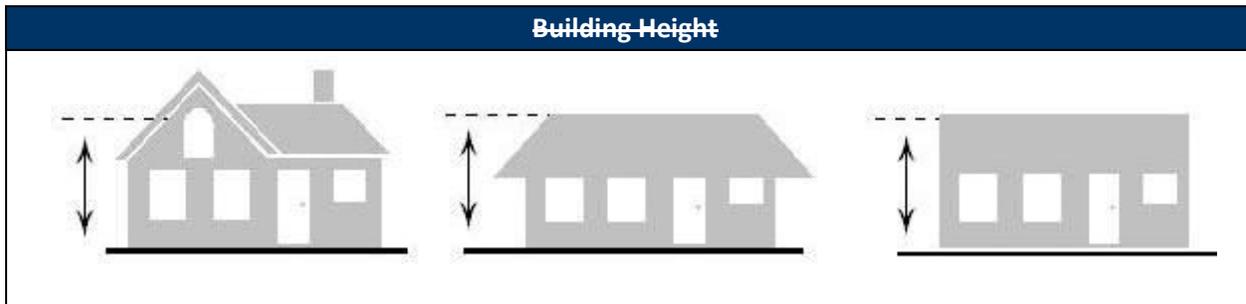
- 7. Uncovered porches, uncovered steps to building entrances, uncovered patio decks and uncovered balconies may extend up to five feet into any required front, rear or street setback.
 - 8. Openwork fire balconies and fire escapes may extend up to five feet into any required side setback.
 - 9. Sills, belt courses, cornices, buttresses, eaves and other architectural features may extend up to two feet into any required setback.
 - 10. Chimneys and flues may extend up to two feet into any required setback.
 - 11. Satellite dish antennas may be placed in required rear setbacks.
 - 12. Mechanical equipment, including Heating Ventilation and Air Conditioning (HVAC) equipment, may be extended up to five feet into required side or rear setbacks in all Zoning Districts.
 - 13. ***A Variance may not be required when a structure encroaches less than 12 inches into any required setback as shown on an as-built survey or site plan drawn to an engineer's scale. Such administrative setback reductions shall be determined by the Zoning and Planning Director on a case by case basis.***
- B. Contextual Setbacks.** Notwithstanding the front setback requirements of the applicable underlying Zoning District, the front building line of any structure or addition to a structure may be as close to the street as the front building line of a structure located on any Llot that is immediately adjacent to the subject Llot. If the subject Llot is located between two developed Llots, the front building line of the structure that is set back further from the street shall apply to the subject Llot.
- C. Setback Reductions.** Where the front, interior side and rear setbacks of the applicable underlying Zoning District reduces the buildable width of a Llot to less than 40 feet, the Zoning and Planning Director shall be authorized to reduce the required setbacks as much as necessary up to a 15-foot setback. However, no setback reduction granted by the Planning Department, shall be for more than 15 feet.
- D. Front Setbacks on Narrow Rights-of-Way Streets.** Where a Llot abuts a Right-of-Way dedicated street (that has been accepted for street maintenance) with a right-of-way width of less than 50 feet, the required front setback shall be measured from the centerline of the Right-of-Way, provided all building code and fire/safety requirements are met.
- E. Front Setbacks on Narrow Ingress/Egress Easements.** Where a Llot abuts an ingress/egress Easement (that has not been accepted for street maintenance) with a width of less than fifty (50) feet, and is used as a primary access point to the Llot as indicated on an approved plat recorded prior to April 21, 1999 (with dashed or solid lines), the required front setback shall be measured from the centerline of the Easement, provided all building code and fire/safety requirements are met. There shall be a minimum twenty five (25) foot setback between the edge of the Easement to the front of any structure.
- F. Setbacks on Corner and Double-Frontage Lots.** On Corner and Double-Frontage Llots, front setback standards will apply to each Llot Lline that borders a street. The remaining Llot Llines will be subject to side setback standards. There is no rear Llot Lline
- G. Reduction for Public Purpose.** When an existing setback is reduced because of conveyance to a federal, state or local government for a public purpose and the remaining setback is at least 50 percent of the required minimum setback for the district in which it is located, then that remaining setback will be deemed to satisfy the minimum setback standards of this Ordinance.
- H. One Time Subdivision of a Nonconforming Lot of Record Existing Prior to April 21, 1999.** A one time subdivision creating one Llot from a nonconforming Llot of record (Llot existing prior to April 21, 1999) shall be allowed if each Llot resulting from the subdivision meets the minimum Llot Area of the Zoning District. An Ingress/Egress Easement may be utilized to access a proposed Llot (singular) to the rear of the property. The setback from the edge of the Easement will be the side setback required for the Zoning District. The side setback from the edge of the Easement will only be utilized to create one (1) proposed Llot from the provision of a **ONE TIME SUBDIVISION OF A NONCONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999.**



I. *Setbacks for Waterfront Lots shall be in accordance with the standards contained in Article 4.24, Waterfront Development Standards, of this Ordinance.*

Sec. 4.2.4 Building Height and Structure Height

- A. Building height refers to the vertical distance between the base flood elevation and:
- 1) the average height level between the eaves and ridge line of a gable, hip or gambrel roof;
 - 2) the highest point of a mansard roof; or
 - 3) the highest point of the coping of a flat roof



B. *A. Fences or Walls.*

1. In the case of fences or walls, height shall be measured from ground level on the higher side of the fence or wall.
2. *Fences and walls shall not limit or obstruct the flow of water in natural drainage courses or Drainage Easements. Fences built within an Easement may be removed for utility purposes with all costs for removal and restoration borne by the property owner. Fences across or through overland drainage areas shall not inhibit the flow of overland surfacewater.*

C. *B. Exceptions to Height Limits.* Unless otherwise expressly stated, the height limitations of this Ordinance shall not apply to any of the following:

- 1 Farm buildings in any Agricultural Zoning ~~(A)–D~~ district (*see Sec. 4.1.3, Zoning District Hierarchy*);
- 2 Electrical power transmission lines;
- 3 *Roof-mounted Solar Collectors;*
- 4 Belfries, cupolas, spires, domes, monuments, flagpoles, chimneys, radio/television receiving antennas or chimney flues; or
- 5 Bulkhead, elevator, water tank, or any other similar structure or necessary mechanical appurtenance extending above the roof of any building, if such structure does not occupy more than 33 1/3 percent of the area of the roof.

Sec. 4.2.5 Building Coverage

Building coverage *is the proportion, expressed as a percentage,* refers to the area of a lot covered by Buildings (Principal and Accessory) or roofed areas, as measured along the outside wall at ground level, and including all projections, other than fire escapes, canopies and the first two feet of a roof overhang. Swimming pools (excluding the pool decking) shall be included in Building Coverage.



Sec. 4.2.6 One-Time Subdivision of Nonconforming Lot of Record Existing Prior to April 21, 1999

A one-time subdivision creating one Lot from a nonconforming Lot of record (Lot existing prior to April 21, 1999) shall be allowed, if each Lot resulting from the subdivision meets the minimum Lot Area requirement of the applicable RM, AG-15, AG-10, AG-8, AGR, RR, S-3, R-4, or MHS Zoning District. An ingress/egress Easement may be utilized to access a proposed Lot (singular) to the rear of the property. The setback from the edge of the Easement will be the required side setback required for the Zoning District. The side setback from the edge of the Easement will only be utilized to create one proposed Lot from the provision of a One Time Subdivision of a Non-Conforming Lot of Record Existing Prior to April 21, 1999.

ARTICLE 4.3 NR, NATURAL RESOURCE MANAGEMENT DISTRICT

Sec. 4.3.1 Purpose and Intent

The NR, Natural Resource Management Zoning District implements the Conservation Management policies of the Comprehensive Plan.

Sec. 4.3.2 Use Regulations

Uses are allowed in the NR Zoning District in accordance with the Use Regulations of Chapter 6.

Sec. 4.3.3 Development Standards

Unless otherwise expressly allowed in this Article, all development within the NR district shall require review and approval of a Planned Development, in accordance with procedures contained within this Ordinance. Development standards shall be established as a part of the Planned Development approval procedures, taking into account all applicable Comprehensive Plan policies, FEMA designations, erosion patterns, wildlife and plant habitat, soils, wetlands and other natural resource constraints.

Sec. 4.3.4 Exceptions

- A. RM District Standards. For islands within the NR Zoning District, the Zoning and Planning Director shall be expressly authorized to issue permits for development that complies with the RM Zoning District standards, provided that only one Principal Dwelling Unit shall be allowed per Lot.*
- B. Dewees Island. For property located on Dewees Island, the Zoning and Planning Director shall be expressly authorized to issue permits for development that complies with Dewees Island Architectural and Environmental Design Guidelines (dated October 25, 1996) and other applicable standards of this Ordinance.*
 - 1. Short-Term Rental use of the Huyler House shall be allowed as described below. The requirements of Art. 6.8, Short-Term Rentals, of this Ordinance shall not apply; however, the use shall comply with all other applicable sections of this Ordinance and other County Ordinances.*
 - 2. For the purposes of this Section, Short-Term Rental use shall mean rentals for intervals of 29 days or less regardless of: (1) the occupancy status of the property; and (2) whether rental fees are charged or other forms of compensation are offered or required.*
 - a. The Huyler House shall only be rented to Dewees Island property owners and their guests and guests of the Dewees Island Property Owners Association (POA);*
 - b. Rental of the Huyler House shall only be advertised through the POA intranet site and shall not be marketed or advertised through any other means including, but not limited*



to, online advertisements or advertisements through rental agencies, realtors, brokers, or other third party entities;

- c There is no cap on the number of days the Huyler House can be rented per calendar year;*
- d A STRP Zoning Permit shall be required to establish the Short-Term Rental use of the property. Administrative review shall be required to establish the use and the following requirements apply:
 - i The Building Inspection Services Department may require a building safety inspection and/or Building Permit;*
 - ii A minimum of four parking spaces are required. The location of the required parking shall be indicated and parking agreements necessary to facilitate off-site parking shall be submitted with the STRP Zoning Permit application; and*
 - iii Each room where tenants may lodge shall contain a notice providing the following information:
 - a Contact information for the owner of the property;*
 - b Zoning Permit Number and Business License Number for the Short-Term Rental use of the property for the current year;*
 - c Trash collection location and schedule; and*
 - d Fire and emergency evacuation routes.***
- e Once the STRP Zoning Permit is issued, a Business License must be obtained;*
- f The STRP Zoning Permit must be renewed by December 31st of each year or the existing STRP Zoning Permit will expire. The STRP Zoning Permit will terminate on December 31st of each year regardless of whether or not the applicant receives notice from the Zoning and Planning Director. The STRP Zoning Permit annual renewal application must include:
 - i The STRP Zoning Permit renewal application fee; and*
 - ii A notarized affidavit signed by the property owner stating that the STRP use and the information submitted as part of the application for the previous year's STRP Zoning Permit has not changed in any manner whatsoever and that the STRP use complies with the requirements of this Section.**
- g. A new STRP Zoning Permit application must be filed if the aforementioned requirements are not met.*
- h. Notwithstanding the provisions of Chapter 11 of this Ordinance, the STRP Zoning Permit may be administratively revoked by the Zoning and Planning Director or his designee if the STRP has violated the provisions of this Article on three or more occasions within a 12-month period. Provided however, the STRP Zoning Permit may be immediately revoked if the Zoning and Planning Director determines the STRP has Building Code violations, there is no Business License for the property, the STRP is being advertised or marketed on the POA intranet site in a manner not consistent with this Section, the advertisement of the STRP does not include the County issued Zoning Permit Number and Business License Number, the STRP is being advertised on a platform other than the POA intranet site, or the property is being used in a manner not consistent with the Zoning Permit issued for the STRP use.*



i. If the STRP Zoning Permit is administratively revoked, the STRP owner (or authorized agent) may appeal the Zoning and Planning Department Director's administrative decision revoking the STRP Zoning Permit to the Board of Zoning Appeals within 30 calendar days from the date of the denial or revocation. All appeals shall be addressed in accordance with the appeal procedures of Chapter 3, Article 3.13, of this Ordinance.

j. Once the STRP Zoning Permit and/or Business License has been revoked, no new STRP Zoning Permit and/or Business License shall be issued to the applicant for the same property for a period of one year from the date of revocation. Upon expiration of the revocation period, a new STRP Zoning Permit application must be submitted in accordance with this Section.

C. Goat Island. *For property located on Goat Island, the Zoning and Planning Director shall be expressly authorized to issue permits for development that complies with the R-4 Zoning District standards, provided that only one Principal Dwelling Unit shall be allowed per Lot and the following requirements shall apply:*

1. *The dimensional standards listed in Table 4.3.3, Dimensional Standards, below shall be met:*

<i>Table 4.3.3 Dimensional Standards</i>	
<i>Minimum Lot Area</i>	<i>18,000 square feet</i>
<i>Minimum Front/Street Side Setback</i>	<i>10 feet</i>
<i>Minimum Interior Side Setback</i>	<i>15 feet</i>

- 2.** *One Accessory Dwelling Unit shall be allowed per Zoning Lot;*
- 3.** *The combined heated square footage of the Principal Dwelling Unit and the Accessory Dwelling Unit shall not exceed 3,300 square feet; and*
- 4.** *The combined square footage dedicated to unheated areas (decks, porches, steps) of the Principal Dwelling Unit and the Accessory Dwelling Unit shall not exceed 2,000 square feet.*

ARTICLE 4.4 OS, PARKS, RECREATION, AND OPEN SPACE DISTRICT

Sec. 4.4.1 Purpose and Intent

The OS, Parks, Recreation, and Open Space Zoning District implements the Parks, Recreation and Open Space policies of the Comprehensive Plan.

Sec.4.4.2 Use Regulations

Uses are allowed in the OS district in accordance with the Use Regulations of Chapter 6.



Sec.4.4.3 Density/Intensity and Dimensional Standards

All development in the OS Zoning District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.4.3, OS Density/Intensity and Dimensional Standards		
	Non Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY	1 Principal Dwelling Units per 25 acres	
MINIMUM LOT AREA	1 acre	
MINIMUM LOT WIDTH	135 feet	200 feet
MINIMUM LOT WIDTH AVERAGE	N/A	250 feet
MINIMUM SETBACKS		
Front/Street Side	50 feet	
Interior Side	15 feet	
Rear	30 feet	
WETLAND, WATERWAY and OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY and OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVER	30% of the Lot	
MAXIMUM HEIGHT	35 feet	

Sec. 4.4.4 Other Regulations

Development in the OS Zoning District shall comply with all other applicable regulations of this Ordinance, including the standards of Chapter 9, Development Standards.

ARTICLE 4.35 RM, RESOURCE MANAGEMENT DISTRICT

Sec. 4.35.1 Purpose and Intent

The RM, Resource Management *Zoning District* implements the Resource Management (~~Rural Area~~) policies of the *Comprehensive Plan*.

Sec. 4.35.2 Use Regulations

Uses are allowed in the RM *District* in accordance with the Use Regulations of ~~Chapter~~ **HAPTER 6**.



Sec. 4.35.3 Density/Intensity and Dimensional Standards

All residential and nonresidential development in the RM *D* district shall be subject to the following Density, Intensity and Dimensional Standards:

Table 4.35.3, RM Density/Intensity and Dimensional Standards		
	RM DENSITY/INTENSITY AND DIMENSIONAL STANDARDS Non Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY [1]	1 <i>Principal Dwelling Unit</i> per 25 acres	
MINIMUM LOT AREA	1 acre	
MINIMUM LOT WIDTH	135 feet	<i>200 feet</i>
<i>MINIMUM LOT WIDTH AVERAGE</i>	<i>N/A</i>	<i>250 feet</i>
MINIMUM SETBACKS		
Front/Street Side	50 feet	
Interior Side	15 feet	
Rear	30 feet	
<i>WETLAND, WATERWAY and OCRM CRITICAL LINE SETBACK</i> Critical Line	<i>N/A</i>	50 feet
<i>WETLAND, WATERWAY and OCRM CRITICAL LINE BUFFER</i>	<i>N/A</i>	<i>35 feet</i>
MAXIMUM BUILDING COVER	30% of <i>L</i> lot	
MAXIMUM HEIGHT	35 feet	
[1] On tracts of 100 or more acres, where lots ranging from one to three acres are created, a bonus of one <i>Principal Dwelling Unit</i> shall be allowed on the residual area of the parent tract.		

Sec. 4.35.4 Other Regulations

Development in the RM *D* district shall comply with all other applicable regulations of this ordinance, including the development standards of *Chapter* CHAPTER 9. All waterfront property subdivided after April 21, 1999, shall be subject to the provisions of the Waterfront Development Standards contained in Article 4.22 of this Chapter. Existing lots of record on the waterfront shall be subject to the provisions of Wetlands, Waterways and OCRM Critical Line contained in Article 9.7.

~~Sec. 4.3.5 One-Time Subdivision of Nonconforming Lot of Record Existing Prior to April 21, 1999~~

~~A one-time subdivision creating one Lot from a nonconforming Lot of record (Lot existing prior to April 21, 1999) shall be allowed, if each Lot resulting from the subdivision meets the minimum Lot Area requirement of the applicable RM, AG 15, AG 10, AG 8, AGR, RR, S 3, R 4, or MHS Zoning District. An ingress/egress Easement may be utilized to access a proposed Lot (singular) to the rear of the property. The setback from the edge of the Easement will be the required side setback required for the Zoning District. The side setback from the edge of the Easement will only be utilized to create one proposed Lot from the provision of a One~~



Time Subdivision of a Non-Conforming Lot of Record Existing Prior to April 21, 1999.

ARTICLE 4.46 AG-15, AGRICULTURAL PRESERVATION DISTRICT

Sec. 4.46.1 Purpose and Intent

The AG-15, Agricultural Preservation **Zoning District** implements the **Wadmalaw** Agricultural Preservation (Rural Area) policies of the *Comprehensive Plan*.

Sec. 4.46.2 Use Regulations

Uses are allowed in the AG-15 **District** in accordance with the Use Regulations of **Chapter** CHAPTER 6.

Sec. 4.46.3 Density/Intensity and Dimensional Standards

- A. **Density/Intensity and Dimensional Standards Table.** All residential and nonresidential development in the AG-15 **District** shall be subject to the following **Density**, **Intensity** and **Dimensional Standards**:

Table 4.46.3, AG-15 Density/Intensity and Dimensional Standards		
	AG-15 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS <i>Non Waterfront Development Standards</i>	<i>Waterfront Development Standards</i>
MAXIMUM DENSITY	1 <i>Principal Dwelling Unit</i> per 15 acres	
MINIMUM LOT AREA	3 acres	
MINIMUM LOT WIDTH	135 feet	<i>200 feet</i>
<i>MINIMUM LOT WIDTH AVERAGE</i>	<i>N/A</i>	<i>250 feet</i>
MINIMUM SETBACKS		
Front/Street Side	50 feet	
Interior Side	15 feet	
Rear	30 feet	
<i>WETLAND, WATERWAY and OCRM CRITICAL LINE SETBACK</i> <small>Critical Line</small>	<i>N/A</i>	50 feet
<i>WETLAND, WATERWAY and OCRM CRITICAL LINE BUFFER</i>	<i>N/A</i>	<i>35 feet</i>
MAXIMUM BUILDING COVER	30% of <i>Lot</i>	
MAXIMUM HEIGHT	35 feet	

- A **Development Along Critical Line.** The area of a parcel in the AG-15 **District** within 1,000 feet of the OCRM Critical Line has a Maximum Density of one *Principal Dwelling Unit* per three acres with a minimum *Lot Area* of three acres. The remaining acreage of the parcel (more than 1,000 feet from the OCRM Critical Line) maintains a **Density** of one *Principal Dwelling Unit* per 15 acres.

Sec. 4.46.4 Other Regulations



Development in the AG-15 **D**district shall comply with all other applicable regulations of this Ordinance, including the ~~development standards of Chapter~~**HAPTER 9, Development Standards**. All waterfront property subdivided after April 21, 1999, shall be subject to the provisions of the Waterfront Development Standards contained in Article ~~4.22~~ of this Chapter. Existing lots of record on the waterfront shall be subject to the provisions of Wetlands, Waterways and OCRM Critical Line contained in Article ~~9.7~~.

Sec. 4.4.5 One-Time Subdivision of Nonconforming Lot of Record Existing Prior to April 21, 1999

A one-time subdivision creating one Lot from a nonconforming Lot of record (Lot existing prior to April 21, 1999) shall be allowed, if each Lot resulting from the subdivision meets the minimum Lot Area requirement of the applicable RM, AG-15, AG-10, AG-8, AGR, RR, S-3, R-4, or MHS Zoning District. An ingress/egress Easement may be utilized to access a proposed Lot (singular) to the rear of the property. The setback from the edge of the Easement will be the required side setback required for the Zoning District. The side setback from the edge of the Easement will only be utilized to create one proposed Lot from the provision of a One Time Subdivision of a Non-Conforming Lot of Record Existing Prior to April 21, 1999.

ARTICLE 4.57 AG-10, AGRICULTURAL PRESERVATION DISTRICT

Sec. 4.57.1 Purpose and Intent

The AG-10, Agricultural Preservation **Zoning D**district implements the Agricultural Preservation (~~Rural Area~~) policies of the *Comprehensive Plan*.

Sec. 4.57.2 Use Regulations

Uses are allowed in the AG-10 **D**district in accordance with the Use Regulations of **Chapter****HAPTER 6**.



Sec. 4.57.3 Density/Intensity and Dimensional Standards

All residential and nonresidential development in the AG-10 *D* district shall be subject to the following *D*ensity, *I*ntensity *and* *D*imensional *S*tandards:

Table 4.57.3, AG-10 Density/Intensity and Dimensional Standards		
	AG-10 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS <i>Non Waterfront Development Standards</i>	<i>Waterfront Development Standards</i>
MAXIMUM DENSITY	1 <i>Principal Dwelling Unit</i> per 10 acres	
MINIMUM LOT AREA	1 acre	
MINIMUM LOT WIDTH	135 feet	<i>175 feet</i>
<i>MINIMUM LOT WIDTH AVERAGE</i>	<i>N/A</i>	<i>200 feet</i>
MINIMUM SETBACKS		
Front/Street Side	50 feet	
Interior Side	15 feet	
Rear	30 feet	
<i>WETLAND, WATERWAY and OCRM CRITICAL LINE SETBACK</i> <i>ritical Line</i>	<i>N/A</i>	50 feet
<i>WETLAND, WATERWAY and OCRM CRITICAL LINE BUFFER</i>	<i>N/A</i>	<i>35 feet</i>
MAXIMUM BUILDING COVER	30% of <i>L</i> ot	
MAXIMUM HEIGHT	35 feet	

Sec. 4.57.4 Other Regulations

Development in the AG-10 *D* district shall comply with all other applicable regulations of this Ordinance, including the development standards of *Chapter* CHAPTER 9. All waterfront property subdivided after April 21, 1999, shall be subject to the provisions of the Waterfront Development Standards contained in Article 4.22 of this Chapter. Existing lots of record on the waterfront shall be subject to the provisions of Wetlands, Waterways and OCRM Critical Line contained in Article 9.7:

~~Sec. 4.5.5 One-Time Subdivision of Nonconforming Lot of Record Existing Prior to April 21, 1999~~

~~A one-time subdivision creating one Lot from a nonconforming Lot of record (Lot existing prior to April 21, 1999) shall be allowed, if each Lot resulting from the subdivision meets the minimum Lot Area requirement of the applicable RM, AG 15, AG 10, AG 8, AGR, RR, S 3, R 4, or MHS Zoning District. An ingress/egress Easement may be utilized to access a proposed Lot (singular) to the rear of the property. The setback from the edge of the Easement will be the required side setback required for the Zoning District. The side setback from the edge of the Easement will only be utilized to create one proposed Lot from the provision of a One Time Subdivision of a Non-Conforming Lot of Record Existing Prior to April 21, 1999.~~



ARTICLE 4.68 AG-8, RURAL AGRICULTURAL DISTRICT

Sec. 4.68.1 Purpose and Intent

The AG-8, **Rural Agricultural Zoning** Agricultural Preservation **D**istrict implements the Agricultural Preservation and Rural Agriculture (**Rural Area**) policies of the *Comprehensive Plan*.

Sec. 4.68.2 Use Regulations

Uses are allowed in the AG-8 **D**istrict in accordance with the Use Regulations of **Chapter** CHAPTER 6.

Sec. 4.68.3 Density/Intensity and Dimensional Standards

All residential and nonresidential development in the AG-8 **D**istrict shall be subject to the following **D**ensity; **I**ntensity **and** **D**imensional **S**tandards:

Table 4.68.3, AG-8 Density/Intensity and Dimensional Standards		
	AG-8 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS Non Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY	1 Principal Dwelling U nit per 8 acres	
MINIMUM LOT AREA	1 acre	
MINIMUM LOT WIDTH	135 feet	175 feet
MINIMUM LOT WIDTH AVERAGE	N/A	200 feet
MINIMUM SETBACKS		
Front/Street Side	50 feet	
Interior Side	15 feet	
Rear	30 feet	
WETLAND, WATERWAY and OCRM CRITICAL LINE SETBACK Critical Line	N/A	50 feet
WETLAND, WATERWAY and OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVER	30% of L ot	
MAXIMUM HEIGHT	35 feet	
Note: Refer to Article 8.15, Conservation Subdivisions, for alternative development standards, where applicable.		

Sec. 4.68.4 Other Regulations

Development in the AG-8 **D**istrict shall comply with all other applicable regulations of this Ordinance, including the development standards of **Chapter** CHAPTER 9, **Development Standards**. All waterfront property subdivided after April 21, 1999, shall be subject to the provisions of the Waterfront Development Standards contained in Article 4.22 of this Chapter. Existing lots of record on the waterfront shall be subject to the provisions of Wetlands, Waterways and OCRM Critical Line contained in Article 9.7. -

~~Sec. 4.6.5 One-Time Subdivision of Nonconforming Lot of Record Existing Prior to April 21, 1999~~



A one-time subdivision creating one Lot from a nonconforming Lot of record (Lot existing prior to April 21, 1999) shall be allowed, if each Lot resulting from the subdivision meets the minimum Lot Area requirement of the applicable RM, AG-15, AG-10, AG-8, AGR, RR, S-3, R-4, or MHS Zoning District. An ingress/egress Easement may be utilized to access a proposed Lot (singular) to the rear of the property. The setback from the edge of the Easement will be the required side setback required for the Zoning District. The side setback from the edge of the Easement will only be utilized to create one proposed Lot from the provision of a One Time Subdivision of a Non-Conforming Lot of Record Existing Prior to April 21, 1999.

ARTICLE 4.79 AGR, AGRICULTURAL /RESIDENTIAL DISTRICT

Sec. 4.79.1 Purpose and intent

The AGR, Agricultural /Residential **Zoning D**istrict implements the Agricultural Residential (~~Rural Area~~) policies of the *Comprehensive Plan*. The district is intended for application in all settlement areas.

Sec. 4.79.2 Use Regulations

Uses are allowed in the AGR **D**istrict in accordance with the Use Regulations of ~~Chapter~~ **HAPTER 6**.

Sec. 4.79.3 Density/Intensity and Dimensional Standards

All ~~residential and nonresidential~~ development in the AGR district shall be subject to the following **D**ensity, ~~/~~ **I**ntensity ~~and or D~~ **S**tandards:

Table 4.79.3, AGR Density/Intensity and Dimensional Standards		
	AGR DENSITY/INTENSITY AND DIMENSIONAL STANDARDS <i>Non Waterfront Development Standards</i>	<i>Waterfront Development Standards</i>
MAXIMUM DENSITY	1 P ro D welling U nit per A acre	
MINIMUM LOT AREA	30,000 square feet	1 acre
MINIMUM LOT WIDTH	100 feet	125 feet
MINIMUM LOT WIDTH AVERAGE	N/A	150 feet
MINIMUM SETBACKS		
Front/Street Side	50 feet	
Interior Side	15 feet	
Rear	30 feet	
WETLAND, WATERWAY and OCRM CRITICAL LINE SETBACK Critical Line	N/A	50 feet
WETLAND, WATERWAY and OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVER	30% of L ot	
MAXIMUM HEIGHT	35 feet	



Sec. 4.79.4 Other Regulations

Development in the AGR ~~D~~istrict shall comply with all other applicable regulations of this Ordinance, including the ~~development~~ standards of ~~Chapter~~HAPTER 9, *Development Standards*. All ~~waterfront~~ property subdivided after April 21, 1999, shall be subject to the provisions of the Waterfront Development Standards contained in Article 4.22 of this Chapter. Existing lots of record on the waterfront shall be subject to the provisions of Wetlands, Waterways and OCRM Critical Line contained in Article 9.7. -

~~Sec. 4.7.5 One-Time Subdivision of Nonconforming Lot of Record Existing Prior to April 21, 1999~~

~~A one-time subdivision creating one Lot from a nonconforming Lot of record (Lot existing prior to April 21, 1999) shall be allowed, if each Lot resulting from the subdivision meets the minimum Lot Area requirement of the applicable RM, AG-15, AG-10, AG-8, AGR, RR, S-3, R-4, or MHS Zoning District. An ingress/egress Easement may be utilized to access a proposed Lot (singular) to the rear of the property. The setback from the edge of the Easement will be the required side setback required for the Zoning District. The side setback from the edge of the Easement will only be utilized to create one proposed Lot from the provision of a One-Time Subdivision of a Non-Conforming Lot of Record Existing Prior to April 21, 1999.~~

Sec. 4.79.6 Settlement Areas

Settlement areas include small older crossroads communities, family lands, typical suburban-style subdivisions, frontage ~~L~~lots along local roads, waterfront developments, and vacant land that has been subdivided for residential use but not yet built upon. The criteria for additional parcels to qualify for inclusion into a "Settlement Area" are as follows:

1. ~~_____~~~~A.~~ Parcel size of 30 acres or less (including highland areas and freshwater wetlands) on parcels existing prior to April 21, 1999; and
2. ~~_____~~~~B.~~ Parcel must be located in an AG-8, AG-10, or RM Zoning Districts or adjacent to lands currently zoned AGR; and
3. ~~_____~~~~C.~~ Parcel must be either within 1,000 feet of an existing AGR Zoning District or show the same obvious spatial characteristics of other existing AGR Zoning Districts in the agricultural area; and
4. ~~_____~~~~D.~~ Tax ~~P~~parcels are not located on Wadmalaw Island or Edisto Island.

ARTICLE 4.810 RR-3, RURAL RESIDENTIAL DISTRICT

Sec. 4.810.1 Purpose and Intent

The RR-3, Rural /Residential *Zoning D*istrict implements the Rural Residential (~~Rural Area~~) policies of the *Comprehensive Plan*.

Sec. 4.810.2 Use Regulations

Uses are allowed in the RR-3 ~~D~~istrict in accordance with the Use Regulations of *Chapter*HAPTER 6.



Sec. 4.810.3 Density/Intensity and Dimensional Standards

All residential and nonresidential development in the RR-3 ~~D~~istrict shall be subject to the following ~~D~~ensity, ~~I~~ntensity *and* ~~D~~imensional ~~S~~tandards:

Table 4.810.3, RR-3 Density/Intensity and Dimensional Standards		
	RR-3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS <i>Non Waterfront Development Standards</i>	<i>Waterfront Development Standards</i>
MAXIMUM DENSITY	1 <i>Principal Dwelling Unit</i> per 3 acres	
MINIMUM LOT AREA	30,000 sq. ft.	1 <i>acre</i>
MINIMUM LOT WIDTH	100 feet	125 <i>feet</i>
<i>MINIMUM LOT WIDTH AVERAGE</i>	<i>N/A</i>	135 <i>feet</i>
MINIMUM SETBACKS		
Front/Street Side	50 feet	
Interior Side	15 feet	
Rear	30 feet	
<i>WETLAND, WATERWAY and OCRM CRITICAL LINE SETBACK</i> Critical Line	<i>N/A</i>	50 feet
<i>WETLAND, WATERWAY and OCRM CRITICAL LINE BUFFER</i>	<i>N/A</i>	35 <i>feet</i>
MAXIMUM BUILDING COVER	30% of <i>Lot</i>	
MAXIMUM HEIGHT	35 feet	
<i>Note: Refer to Article 8.15, Conservation Subdivisions, for alternative development standards, where applicable.</i>		

Sec. 4.810.4 Other Regulations

Development in the RR-3 ~~D~~istrict shall comply with all other applicable regulations of this Ordinance, including the ~~development~~ standards of Chapter 9, *Development Standards*. All waterfront property subdivided after April 21, 1999, shall be subject to the provisions of the Waterfront Development Standards contained in Article 4.22 of this Chapter. Existing lots of record on the waterfront shall be subject to the provisions of Wetlands, Waterways and OCRM Critical Line contained in Article 9.7.

Sec. 4.8.5 One-Time Subdivision of Nonconforming Lot of Record Existing Prior to April 21, 1999

A one-time subdivision creating one Lot from a nonconforming Lot of record (Lot existing prior to April 21, 1999) shall be allowed, if each Lot resulting from the subdivision meets the minimum Lot Area requirement of the applicable RM, AG-15, AG-10, AG-8, AGR, RR, S-3, R-4, or MHS Zoning District. An ingress/egress Easement may be utilized to access a proposed Lot (singular) to the rear of the property. The setback from the edge of the Easement will be the required side setback required for the Zoning District. The side setback from the edge of the Easement will only be utilized to create one proposed Lot from the provision of a One Time Subdivision of a Non-Conforming Lot of Record Existing Prior to April 21, 1999.



ARTICLE 4.911 S-3, SPECIAL MANAGEMENT DISTRICT

Sec. 4.911.1 Purpose and Intent

The S-3, Special Management Residential **Zoning** District implements the **Urban/Suburban Cultural Community Protection** Residential/Special Management (~~Urban/Suburban Area~~) policies of the *Comprehensive Plan*.

Sec. 4.911.2 Use Regulations

Uses are allowed in the S-3 ~~D~~istrict in accordance with the Use Regulations of ~~Chapter~~ CHAPTER 6.

Sec. 4.911.3 Density/Intensity and Dimensional Standards

All ~~residential and nonresidential~~ development in the S-3 ~~D~~istrict shall be subject to the following ~~D~~ensity, ~~I~~ntensity **and/or** ~~D~~imensional **S**tandards:

Table 4.911.3, S-3 Density/Intensity and Dimensional Standards		
	S-3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS <i>Non waterfront Development Standards</i>	<i>Waterfront Development Standards</i>
MAXIMUM DENSITY	3 Principal Dwelling U nits per acre	
MINIMUM LOT AREA	14,500 square feet <i>if no water or sewer is available</i> ^[1] 12,500 square feet <i>if water or sewer is available</i> 10,000 square feet <i>if water and sewer are available</i>	0.5 acre
MINIMUM LOT WIDTH	70 feet <i>with public water and public sewer</i> ^[2] 80 feet <i>without public water and/or public sewer</i>	100 feet
MINIMUM LOT WIDTH AVERAGE	N/A	125 feet
MINIMUM SETBACKS		
Front/Street Side	25 feet	
Interior Side	15 feet	
Rear	25 feet	
WETLAND, WATERWAY and OCRM CRITICAL LINE SETBACK <small>Critical Line</small>	N/A	35 feet
WETLAND, WATERWAY and OCRM CRITICAL LINE BUFFER	N/A	15 feet
MAXIMUM BUILDING COVER	30% of L ot	
MAXIMUM HEIGHT	35 feet	
^[1] Minimum lot area of 12,500 sq. ft. if water or sewer is available. ^[2] 80 feet without public water and/or public sewer.		



Sec. 4.911.4 Other Regulations

Development in the S-3 ~~D~~district shall comply with all other applicable regulations of this Ordinance, including the ~~development~~ standards of ~~Chapter~~**HAPTER 9, *Development Standards***. All ~~waterfront~~ property subdivided after April 21, 1999 shall be subject to the provisions of the Waterfront Development ~~S~~ tandards contained in Article ~~4.22~~ of this Chapter. Existing lots of record on the waterfront shall be subject t o the provisions of Wetlands, Waterways and OCRM Critical Line contained in Article 9.7. -

~~Sec. 4.9.5 One-Time Subdivision of Nonconforming Lot of Record Existing Prior to April 21, 1999~~

~~A one-time subdivision creating one Lot from a nonconforming Lot of record (Lot existing prior to April 21, 1999) shall be allowed, if each Lot resulting from the subdivision meets the minimum Lot Area requirement of the applicable RM, AG-15, AG-10, AG-8, AGR, RR, S-3, R-4, or MHS Zoning District. An ingress/egress Easement may be utilized to access a proposed Lot (singular) to the rear of the property. The setback from the edge of the Easement will be the required side setback required for the Zoning District. The side setback from the edge of the Easement will only be utilized to create one proposed Lot from the provision of a One Time Subdivision of a Non-Conforming Lot of Record Existing Prior to April 21, 1999.~~

ARTICLE 4.102 R-4, SINGLE FAMILY RESIDENTIAL 4DISTRICT

4.102.1 Purpose and intent

The R-4, Single Family Residential district implements the Suburban Residential/Residential Low Density (Urban/Suburban Area) ~~policies of the *Comprehensive Plan*.~~

4.102.2 Use Regulations

Uses are allowed in the R-4 district in accordance with the Use Regulations of CHAPTER 6.



4.102.3 Density/Intensity and Dimensional Standards

All residential and nonresidential development in the R-4 district shall be subject to the following density, intensity and dimensional standards:

Table 4.102.3, R-4 Density/Intensity and Dimensional Standards		
	<i>Non Waterfront Development Standards</i>	<i>Waterfront Development Standards</i>
MAXIMUM DENSITY	4 <i>Principal</i> Dwelling Units per acre	
MINIMUM LOT AREA	7,250 <i>5,000</i> square feet with public water and sewer	<i>12,000 square feet</i>
	10,000 square feet with public water OR sewer	
	14,500 square feet without public water AND sewer	
MINIMUM LOT WIDTH	60- <i>50</i> feet	<i>90 feet</i>
<i>MINIMUM LOT WIDTH AVERAGE</i>	N/A	<i>100 feet</i>
MINIMUM SETBACKS		
Front/Street Side	25 <i>20</i> feet	
Interior Side	5 feet	
Rear	15 <i>10</i> feet	
<i>WETLAND, WATERWAY and OCRM CRITICAL LINE SETBACK</i>	<i>N/A</i>	<i>35 feet</i>
<i>WETLAND, WATERWAY and OCRM CRITICAL LINE BUFFER</i>	<i>N/A</i>	<i>15 feet</i>
MAXIMUM BUILDING COVER	30% of Lot	
MAXIMUM HEIGHT	35 feet	

Sec. 4.102.4 Other Regulations

Development in the R-4 District shall comply with all other applicable regulations of this Ordinance, including the development standards of ~~Chapter~~ CHAPTER 9, *Development Standards*.

Other Regulations

Development in the R-4 district shall comply with all other applicable regulations of this Ordinance, including the development standards of CHAPTER 9. All waterfront property subdivided after April 21, 1999 shall be subject to the provisions of the Waterfront Development Standards contained in ARTICLE 4.22 of this Chapter. Existing lots of record on the waterfront shall be subject to the provisions of Wetlands, Waterways and OCRM Critical Line contained in ARTICLE 9.7.

~~Sec. 4.12.6 One-Time Subdivision of Nonconforming Lot of Record Existing Prior to April 21, 1999~~

~~A one-time subdivision creating one Lot from a nonconforming Lot of record (Lot existing prior to April 21, 1999) shall be allowed, if each Lot resulting from the subdivision meets the minimum Lot Area requirement of the applicable RM, AG-15, AG-10, AG-8, AGR, RR, S-3, R-4, or MHS Zoning District. An ingress/egress~~



Easement may be utilized to access a proposed Lot (singular) to the rear of the property. The setback from the edge of the Easement will be the required side setback required for the Zoning District. The side setback from the edge of the Easement will only be utilized to create one proposed Lot from the provision of a One Time Subdivision of a Non-Conforming Lot of Record Existing Prior to April 21, 1999.

ARTICLE 4.13 MHS, LOW-DENSITY MANUFACTURED HOUSING SUBDIVISION DISTRICT

4.13.1 Purpose and intent

The MHS, Low-Density Manufactured Home Subdivision district implements the Mixed Style Residential/Residential Moderate Density (Urban/Suburban Area) policies and the housing policies of the Comprehensive Plan.

Effective on: 11/20/2001, as amended

4.13.2 Use Regulations

Uses are allowed in the MHS district in accordance with the Use Regulations of CHAPTER 6.

Effective on: 11/20/2001, as amended

4.13.3 Density/Intensity and Dimensional Standards

Table 4.13.3,-MHS Density/Intensity and Dimensional Standards		
	<i>Non Waterfront Development Standards</i>	<i>Waterfront Development Standards</i>
MAXIMUM DENSITY	6 <i>Principal Dwelling Units</i> per acre	
MINIMUM LOT AREA	5,000 square feet	12,000 square feet
MINIMUM LOT WIDTH	50 feet	90 feet
<i>MINIMUM LOT WIDTH AVERAGE</i>	<i>N/A</i>	<i>100 feet</i>
MINIMUM SETBACKS ¹		
Front/Street Side	25 feet	
Interior Side	5 feet	
Rear	15 feet	
<i>WETLAND, WATERWAY and OCRM CRITICAL LINE SETBACK</i>	<i>N/A</i>	35 feet
<i>WETLAND, WATERWAY and OCRM CRITICAL LINE BUFFER</i>	<i>N/A</i>	15 feet
MAXIMUM BUILDING COVER	30% of <i>L</i> lot	
MAXIMUM HEIGHT	35 feet	



Sec. 4.13.4 Other Regulations

Development in the MHS District shall comply with all other applicable regulations of this Ordinance, including the development standards of ~~Chapter~~ **HAPTER 9, *Development Standards***. For properties abutting an OCRM Critical Line, all applicable Waterfront Development Standards of the R-4 Zoning District shall apply, with the following exception:

- A. Where a current lot of record (existing prior to April 21, 1999) zoned MHS has resulted from the combination of two (2) previously platted and recorded lots, the current lot of record may be subdivided into the configuration of the originally platted lots as shown on the corresponding approved, recorded plat of record. The subdivision resulting in the original configuration of the previously recorded lots may occur even if the originally platted lots do not meet the minimum lot width requirement of this Section and/or the minimum lot area, minimum lot width and minimum lot width average requirements of ARTICLE 4.22, *Waterfront Development Standards*, provided that the subdivision meets all other requirements of this Ordinance.

~~Sec. 4.13.5 One Time Subdivision of Nonconforming Lot of Record Existing Prior to April 21, 1999~~

~~A one-time subdivision creating one Lot from a nonconforming Lot of record (Lot existing prior to April 21, 1999) shall be allowed, if each Lot resulting from the subdivision meets the minimum Lot Area requirement of the applicable RM, AG 15, AG 10, AG 8, AGR, RR, S 3, R 4, or MHS Zoning District. An ingress/egress Easement may be utilized to access a proposed Lot (singular) to the rear of the property. The setback from the edge of the Easement will be the required side setback required for the Zoning District. The side setback from the edge of the Easement will only be utilized to create one proposed Lot from the provision of a One Time Subdivision of a Non-Conforming Lot of Record Existing Prior to April 21, 1999.~~

~~ARTICLE 4.11 M 8, MIXED STYLE RESIDENTIAL 8 DISTRICT~~

~~4.11.1 Purpose and Intent~~

~~The M 8, Mixed Style Residential district implements the Mixed Style Residential/Residential Moderate Density (Urban/Suburban Area) policies of the *Comprehensive Plan*.~~

~~Effective on: 11/20/2001, as amended~~

~~4.11.2 Use Regulations~~

~~Uses are allowed in the M 8 district in accordance with the Use Regulations of CHAPTER 6.~~

~~Effective on: 11/20/2001, as amended~~



4.11.3 Density/Intensity and Dimensional Standards

All residential and nonresidential development in the M-8 district shall be subject to the following density, intensity and dimensional standards and shall provide proof to the Planning Director that the property will be served by public water and sewer:

Table 4.11.3, M-8 Density/Intensity and Dimensional Standards	
M-8 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	8 dwelling units per acre
MINIMUM LOT WIDTH	12 feet
MINIMUM SETBACKS	
— Front/Street Side	15 feet
— Interior Side	0/5 feet [1]
— Rear	10 feet
OCRM Critical Line	35 feet
MAXIMUM BUILDING COVER	50% of lot
MAXIMUM HEIGHT	4 stories/50 feet
[1] Zero lot line homes may be built with no setback on one side of the property, but must have at least 10 feet of separation between buildings.	

Effective on: 11/20/2001, as amended

4.11.4 Other Regulations

Development in the M-8 district shall comply with all other applicable regulations of this Ordinance, including the development standards of CHAPTER 9.

ARTICLE 4.124 MUR-12, URBAN MIXED-STYLE RESIDENTIAL DISTRICT

Sec. 4.124.1 Purpose and intent

The **UR**, M-12, **Urban** Mixed-Style Residential Zoning **D** district implements the **Urban/Suburban Mixed Use** Mixed-Style Residential/Residential Moderate Density (Urban/Suburban Area) policies of the *Comprehensive Plan*.

Sec. 4.124.2 Use Regulations

Uses are allowed in the M-12 **UR D** district in accordance with the Use Regulations of **Chapter** CHAPTER 6.



Sec. 4.124.3 Density/Intensity and Dimensional Standards

All residential and nonresidential development in the ~~M-12-UR~~ District shall be subject to the following ~~Density, Intensity and Dimensional Standards~~ and shall provide proof to the ~~Zoning and Planning~~ Director that the property will be served by public water and sewer:

Table 4.124.3, M-12-UR Density/Intensity and Dimensional Standards		
	M-12 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS <i>Non Waterfront Development Standards</i>	<i>Waterfront Development Standards</i>
MAXIMUM DENSITY	16 <i>Principal Dwelling Units</i> per acre	
MINIMUM LOT WIDTH	12 feet	
MINIMUM SETBACKS ¹		
Front/Street Side	15 feet	
Interior Side	0/5 feet [1]	
Rear	10 feet	
WETLAND, WATERWAY and OCRM CRITICAL LINE SETBACK Critical Line	N/A	35 feet
WETLAND, WATERWAY and OCRM CRITICAL LINE BUFFER	N/A	<i>15 feet</i>
MAXIMUM BUILDING COVER	50% of Lot	
MAXIMUM HEIGHT	50 feet/4 stories, <i>whichever is less</i>	
[1] Zero Lot Line homes may be built with no setback on one side of the property, but must have at least 10 feet of separation between buildings.		

Sec. 4.124.4 Other Regulations

Development in the ~~UR~~ District shall comply with all other applicable regulations of this Ordinance, including the development standards of ~~Chapter~~ CHAPTER 9.

ARTICLE 4.15 ORO, RESIDENTIAL OFFICE DISTRICT

Sec. 4.15.1 Purpose and Intent

The ~~ORO~~, Residential Office ~~Zoning~~ District implements the *Urban/Suburban Mixed Use and Office Commercial (Urban/Suburban Area)* policies of the *Comprehensive Plan*.

Sec. 4.15.2 Use Regulations

Uses are allowed in the ~~ORO~~ District in accordance with the Use Regulations of ~~Chapter~~ CHAPTER 6.



Sec. 4.15.3 Density/Intensity and Dimensional Standards

All development in the ~~ORO D~~ district shall be subject to the following ~~D~~ensity, ~~I~~ntensity ~~and~~ ~~D~~imensional ~~S~~tandards:

Table 4.15.3, ORO D Density/Intensity and Dimensional Standards		
	OR Density/Intensity and Dimensional Standards Non Waterfront Development Standards	Waterfront Development Standards
MINIMUM LOT AREA	6,000 square feet	
MINIMUM LOT WIDTH	50 feet	
MINIMUM SETBACKS		
Front/Street Side	205 feet	
Interior Side	5 feet	
Rear	5 feet	
WETLAND, WATERWAY and OCRM CRITICAL LINE SETBACK OCRM Critical Line	N/A	50 feet
WETLAND, WATERWAY and OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVER	35% of L ot	
MAXIMUM HEIGHT	35 feet	

Sec. 4.15.4 Other Regulations

Development in the ~~ORO D~~ district shall comply with all other applicable regulations of this Ordinance, including the development standards of ~~Chapter~~ CHAPTER 9.

Sec. 4.15.5 Supplemental District Standards

In addition to all other applicable provisions of this Ordinance, structures within the ~~ORO D~~ district shall be subject to the following standards:

- A. **Architectural Character.** Structures in the ~~ORO D~~ district shall be compatible with the established architectural character of the neighborhood in which they are located by using a design that is complementary in terms of:
 1. Consistency of roof lines, roof materials and roof colors;
 2. Use of similar proportions in building mass and outdoor spaces;
 3. Similar relationships to the street;
 4. Similar window and door patterns; and
 5. Similar streetscapes including landscaping, light fixtures and other site amenities.
- B. **Building Orientation.** Primary facades and entries shall face the adjacent street.



- C. **Building Materials.** Building materials shall either be similar to the materials already being used in the neighborhood or, if dissimilar materials are being proposed, other characteristics such as scale and proportions, form architectural detailing, and color and texture shall be utilized to ensure that enough similarity exists for the building to be compatible despite the differences in materials.
- D. **Building Colors.** Color shades shall be used to facilitate blending into the neighborhood and unifying the development with its surroundings. The color shades of building materials shall draw from the range of color shades found in structures in the immediate area.

Sec. 4.15.6 Residential Uses

Residential uses *Single-Family Detached Dwellings* in the *ORO D* district shall be subject to *Sec. 6.4.25, Single-Family Detached Dwelling Units, of this Ordinance.* the density/intensity and dimensional standards of the R-4 district

ARTICLE 4.146 MHP, MANUFACTURED HOUSING PARK DISTRICT

Sec. 4.146.1 Purpose and intent

The MHP, Manufactured Housing Park *Zoning D* district implements the *Mixed Style Residential/Residential Moderate Density* (Urban/Suburban *Mixed Use Area*) policies of the *Comprehensive Plan*. It is primarily intended to accommodate manufactured housing park developments.

Sec. 4.146.2 Use Regulations

Uses are allowed in the MHP *D* district in accordance with the Use Regulations of *Chapter* CHAPTER 6.



Sec. 4.146.3 Density/Intensity and Dimensional Standards

All development in the MHP ~~D~~district shall be subject to the following ~~D~~density, ~~I~~intensity ~~and~~ or ~~D~~dimensional ~~S~~standards:

Table 4.146.3, MHP Density/Intensity and Dimensional Standards		
	MHP DENSITY/INTENSITY AND DIMENSIONAL STANDARDS <i>Non Waterfront Development Standards</i>	<i>Waterfront Development Standards</i>
MAXIMUM DENSITY	10 Principal Dwelling U units per acre	
MINIMUM PARK AREA	1 acre	
MINIMUM SETBACKS		
Front/Street Side	25 feet	
Interior Side	5 feet	
Rear	10 feet	
WETLAND, WATERWAY and OCRM CRITICAL LINE SETBACK Critical Line	N/A	35 feet
WETLAND, WATERWAY and OCRM CRITICAL LINE BUFFER	N/A	15 feet
MAXIMUM BUILDING COVER	35% of L lot	
MAXIMUM HEIGHT	35 feet	

Sec. 4.146.4 Other Regulations

Development in the MHP ~~D~~district shall comply with all other applicable regulations of this Ordinance, including the development standards of ~~Chapter~~ CHAPTER 9.

Sec. 4.146.5 Supplemental District Standards

In addition to all other applicable provisions of this ordinance, manufactured housing parks within the MHP ~~D~~district shall be subject to the following standards.

- A **Area per Manufactured Housing Unit Space.** ~~The Manufactured Housing Unit space~~ *The Manufactured Housing Unit space* There shall be no less than 4,000 square feet ~~and shall require provision of the required parking space for the Manufactured Housing Unit.~~ *and shall require provision of the required parking space for the Manufactured Housing Unit.* ~~of zoning lot area per manufactured housing unit space.~~
- B **Separation of Service ~~Accessory Structures.~~ Buildings**
 - 1 Every ~~A~~accessory ~~S~~structure in a manufactured housing park shall be at least 25 feet from the boundary of any other property in any ~~R~~esidential or ~~O~~ffice ~~Z~~oning ~~D~~istrict. ~~When a property line is on a natural waterway, a property line setback shall not be required.~~
 - 2 *There shall be a separation of at least 10 feet between each Manufactured Housing Unit and Manufactured Housing Units and other buildings.*
- C **Access Road.** Each manufactured housing unit space shall abut an access road that is constructed under the Charleston County Road Construction Standards and is not less than 20 feet wide.
- D **Drainage Plan.** A drainage plan shall be approved by the Public Works Department prior to the processing of a manufactured housing park development.



E **Temporary, Accessory Manufactured Housing Park.** A temporary, accessory manufactured housing park shall be established only in connection with a construction project and shall be discontinued within 60 days after such project is completed. Written approval from the South Carolina Department of Health and Environmental Control (DHEC) shall be obtained prior to the issuance of a Zoning Permit.

ARTICLE 4.17 CI, CIVIC / INSTITUTIONAL DISTRICT

Sec. 4.17.1 Purpose and Intent

The CI, Civic/Institutional Zoning District, implements the Civic/Institutional policies of the Comprehensive Plan.

Sec. 4.17.2 Use Regulations

Uses are allowed in the CI District in accordance with the Use Regulations of Chapter 6.

Sec. 4.17.3 Density/Intensity and Dimensional Standards

All development in the CI District shall be subject to the following Density/Intensity and Dimensional Standards:

<i>Table 4.17.3 , CI Density/Intensity and Dimensional Standards</i>		
	<i>Non Waterfront Development Standards</i>	<i>Waterfront Development Standards</i>
MINIMUM LOT AREA	<i>6,000 square feet</i>	
MINIMUM LOT WIDTH	<i>50 feet</i>	
MINIMUM SETBACKS	<i>Minimum setbacks shall be the vegetated buffers as required in Chapter 9 of this Ordinance.</i>	
WETLAND, WATERWAY and OCRM CRITICAL LINE SETBACK	<i>N/A</i>	<i>50 feet</i>
WETLAND, WATERWAY and OCRM CRITICAL LINE BUFFER	<i>N/A</i>	<i>35 feet</i>
MAXIMUM BUILDING COVER	<i>30% of Lot</i>	
MAXIMUM HEIGHT	<i>35 feet/2.5 stories, whichever is less</i>	

Sec. 4.17.4 Other Regulations

Development in the CI District shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9.

ARTICLE 4.168 GGO, GENERAL OFFICE DISTRICT

Sec. 4.168.1 Purpose and intent

The **GGO**, General Office **Zoning D**istrict implements the **Urban/Suburban Mixed Use and Office** Commercial (Urban/Suburban Area) policies of the *Comprehensive Plan*.



Sec. 4.168.2 Use Regulations

Uses are allowed in the **GO D** district in accordance with the Use Regulations of **Chapter** CHAPTER 6.

Sec. 4.168.3 Density/Intensity and Dimensional Standards

All development in the **GO D** district shall be subject to the following **D**ensity, **I**ntensity **and/or** **D**imensional **S**tandards:

Table 4.168.3 GO D Density/Intensity and Dimensional Standards

	GO D DENSITY/INTENSITY AND DIMENSIONAL STANDARDS Non Waterfront Development Standards	Waterfront Development Standards
MINIMUM LOT AREA	2,000 square feet	
MINIMUM LOT WIDTH	50 feet	
MINIMUM SETBACKS	<i>Minimum setbacks shall be the vegetated buffers as required in Chapter 9 of this Ordinance.</i>	
-Front/Street Side	25 feet	
-Interior Side	5 feet	
-Rear	5 feet	
WETLAND, WATERWAY and OCRM CRITICAL LINE SETBACK ritical Line	N/A	50 feet
WETLAND, WATERWAY and OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVER	40% of L lot	
MAXIMUM HEIGHT	35 feet/ 2.5 stories, whichever is less	

Sec. 4.168.4 Other Regulations

Development in the **GO D** district shall comply with all other applicable regulations of this Ordinance, including the development standards of **Chapter** CHAPTER 9.

Sec. 4.18.5 Residential Uses

Single-Family Detached Dwellings in the GO District shall be subject to Sec. 6.4.25, Single-Family Detached Dwelling Units, of this Ordinance.



ARTICLE 4.179 **CNC**, NEIGHBORHOOD COMMERCIAL DISTRICT

Sec. 4.179.1 Purpose and intent

The **NCCN**, Neighborhood Commercial **Zoning District** implements the **Urban/Suburban Mixed Use and Commercial (Urban/Suburban Area)** policies of the *Comprehensive Plan*.

Sec. 4.179.2 Use Regulations

Uses are allowed in the **NCCN District** in accordance with the Use Regulations of **Chapter CHAPTER 6**.

Sec. 4.179.3 Density/Intensity and Dimensional Standards

All development in the **CNC** district shall be subject to the following **Density, /Intensity and/or Dimensional Standards**:

Table 4.179.3, CNC Density/Intensity and Dimensional Standards		
	CNC DENSITY/INTENSITY AND DIMENSIONAL STANDARDS <i>Non Waterfront Development Standards</i>	<i>Waterfront Development Standards</i>
MINIMUM LOT AREA	4,000 square feet	
MINIMUM LOT WIDTH	15 feet	
MINIMUM SETBACKS	<i>Minimum setbacks shall be the vegetated buffers as required in Chapter 9 of this Ordinance.</i>	
-Front/Street Side	25 feet	
-Interior Side	10 feet	
-Rear	10 feet	
WETLAND, WATERWAY and OCRM CRITICAL LINE SETBACK ritical Line	N/A	50 feet
WETLAND, WATERWAY and OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVER	25% of L _{tot}	
MAXIMUM HEIGHT	35 feet/ 2.5 stories, whichever is less	

Sec. 4.179.4 Other Regulations

Development in the **NCCN District** shall comply with all other applicable regulations of this Ordinance, including the development standards of **Chapter CHAPTER 9**.

Sec. 4.17.5 Supplemental District Standards

In addition to any other applicable provisions of this ordinance, structures in the **CNC** district shall be subject to the following performance standards:

A. Floor Area



All structures, including accessory structures, shall be limited to a maximum of 5,000 square feet gross floor area, provided that structures between 5,000 and 10,000 square feet gross floor area may be approved in accordance with the Special Exception procedures of Article 3.6. In no case shall the total, combined gross floor area of all principal and accessory structures exceed 10,000 square feet.

B Enclosed Buildings

All commercial activities, excluding accessory gasoline outlets and restaurants, shall be operated entirely within enclosed buildings.

C Gasoline Pump Nozzles

Accessory gasoline pumps shall be limited to a maximum of four nozzles, provided that five to eight nozzles may be approved in accordance with the Special Exception procedures of Article 3.6. In no case shall the number of gasoline nozzles exceed eight.

Sec. 4.19.5 Residential Uses

Single-Family Detached Dwellings in the NC District shall be subject to Sec. 6.4.25, Single-Family Detached Dwelling Units, of this Ordinance.

ARTICLE 4.18 CT, COMMERCIAL TRANSITION DISTRICT

4.18.1 Purpose and intent

The CT, Commercial Transition district implements the Commercial (Urban/Suburban Area) policies of the *Comprehensive Plan*.

Effective on: 11/20/2001, as amended

4.18.2 Use Regulations

Uses are allowed in the CT district in accordance with the Use Regulations of CHAPTER 6.

Effective on: 11/20/2001, as amended

4.18.3 Density/Intensity and Dimensional Standards

Table 4.18.3, CT Density/Intensity and Dimensional Standards	
CT DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MINIMUM LOT AREA	not designated
MINIMUM LOT WIDTH	
— Without shared access	200 feet
— With shared access	100 feet
MAXIMUM BUILDING COVER	
— 1-199 feet road frontage	3,000 gross sq. ft.
— 200+ feet road frontage	5,000 gross sq. ft.
MAXIMUM HEIGHT	35 feet

Effective on: 11/20/2001, as amended



4.18.4 Signs

Signs within the CT district shall comply with the following standards:

Table 4.18.4, CT Sign Standards	
CT SIGN STANDARD	
Maximum Sign Face Area [square feet]	20
Maximum Sign Height [feet] [1]	6
Maximum Number of Signs per Major Road Frontage [2]	1
Internal Illumination Allowed	No
<p>[1] Freestanding signs shall be monument or pedestal type.</p> <p>[2] When a parcel abuts more than one road classification, signs will be allowed on the road with the higher classification only.</p>	

Effective on: 11/20/2001, as amended

4.18.5 Operating Hours

All uses within the CT district shall be limited to operating hours between 6:00 a.m. to 11:00 p.m.

Effective on: 11/20/2001, as amended

4.18.6 Residential Uses

Residential uses in the CT district shall be subject to the density/intensity and dimensional standards of the R-4 district (ARTICLE 4.10).

ARTICLE 4.1920 CRC, RURAL COMMERCIAL DISTRICT

Sec. 4.1920.1 Purpose and intent

The R~~CC~~R, Rural Commercial ~~Zoning D~~istrict implements the *Rural* Commercial (~~Rural Area~~) policies of the *Comprehensive Plan*.

Sec. 4.1920.2 Use Regulations

Uses are allowed in the R~~CC~~R ~~D~~istrict in accordance with the Use Regulations of ~~Chapter~~HAPTER 6.



Sec. 4.1920.3 Density/Intensity and Dimensional Standards

All development in the **RC** District shall be subject to the following **D**ensity, **I**ntensity **and** **D**imensional **S**tandards:

Table 4.1920.3 RC Density/Intensity and Dimensional Standards		
	GR DENSITY/INTENSITY AND DIMENSIONAL STANDARDS <i>Non Waterfront Development Standards</i>	<i>Waterfront Development Standards</i>
MINIMUM LOT AREA	40,000 square feet	
MINIMUM LOT WIDTH	125 feet	
MINIMUM SETBACKS	<i>Minimum setbacks shall be the vegetated buffers as required in Chapter 9, Development Standards, of this Ordinance.</i>	
-Front/Street Side	25 feet	
-Interior Side	15 feet	
-Rear	25 feet	
WETLAND, WATERWAY and OCRM CRITICAL LINE SETBACK ritical Line	N/A	50 feet
WETLAND, WATERWAY and OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVER	40% of L _{tot}	
MAXIMUM HEIGHT	35 feet	

Sec. 4.1920.4 Other Regulations

Development in the **RC** District shall comply with all other applicable regulations of this Ordinance, including the development standards of **Chapter** CHAPTER 9.

Sec. 4.20.5 Residential Uses

Single-Family Detached Dwellings in the RC District shall be subject to Sec. 6.4.25, Single-Family Detached Dwelling Units, of this Ordinance.

ARTICLE 4.201 CC, COMMUNITY COMMERCIAL DISTRICT

Sec. 4.201.1 Purpose and intent

The CC, Community Commercial **Zoning** District implements the Commercial (Urban/Suburban Area) policies of the *Comprehensive Plan*.

Sec. 4.201.2 Use Regulations

Uses are allowed in the CC **D**istrict in accordance with the Use Regulations of **chapter** CHAPTER 6.

Sec. 4.201.3 Density/Intensity and Dimensional Standards

All development in the CC **D**istrict shall be subject to the following **D**ensity, **I**ntensity **and** **D**imensional **S**tandards:



Table 4.201.3, CC Density/Intensity and Dimensional Standards		
	CC DENSITY/INTENSITY AND DIMENSIONAL STANDARDS <i>Non Waterfront Development Standards</i>	<i>Waterfront Development Standards</i>
MINIMUM LOT AREA	4,000 square feet	
MINIMUM LOT WIDTH	15 feet	
MINIMUM SETBACKS ¹	<i>Minimum setbacks shall be the vegetated buffers as required in Chapter 9, Development Standards, of this Ordinance.</i>	
Front/Street Side	None	
Interior Side	None	
Rear	None	
<i>WETLAND, WATERWAY and OCRM CRITICAL LINE SETBACK</i> OCRM Critical Line	<i>N/A</i>	50 feet
<i>WETLAND, WATERWAY and OCRM CRITICAL LINE BUFFER</i>	<i>N/A</i>	<i>35 feet</i>
MAXIMUM BUILDING COVER	35% of Lot	
MAXIMUM HEIGHT	<i>No Maximum 55 feet/3.5 stories, whichever is less, in the Urban/Suburban Area as defined in the Charleston County Comprehensive Plan</i> <i>35 feet in the Rural Area as defined by the Charleston County Comprehensive Plan</i>	

Sec. 4.201.4 Other Regulations

Development in the CC *D* district shall comply with all other applicable regulations of this Ordinance, including the development standards of ~~Chapter~~ CHAPTER 9.

Sec. 4.201.5 Residential Uses

Residential uses *Single-Family Detached Dwellings* in the CC *D* district shall be subject to *Sec. 6.4.25, Single-Family Detached Dwelling Units, of this Ordinance.* the density/intensity and dimensional standards of the M-12 district (Article 4.15).

ARTICLE 4.22 RI, RURAL INDUSTRIAL DISTRICT

Sec. 4.22.1 Purpose and Intent

The RI, Rural Industrial Zoning District, implements the Rural Industrial and Rural Economic Development Area policies of the Comprehensive Plan.

Sec. 4.22.2 Use Regulations

Uses are allowed in the RI District in accordance with the Use Regulations of Chapter 6.



Sec. 4.22.3 Density/Intensity and Dimensional Standards

All development in the RI District shall be subject to the following Density/Intensity and Dimensional Standards:

<i>Table 4.22.3 RI Density/Intensity and Dimensional Standards</i>		
	<i>Non Waterfront Development Standards</i>	<i>Waterfront Development Standards</i>
<i>MINIMUM LOT AREA</i>	<i>40,000 square feet</i>	
<i>MINIMUM LOT WIDTH</i>	<i>125 feet</i>	
<i>MINIMUM SETBACKS</i>	<i>Minimum setbacks shall be the vegetated buffers as required in Chapter 9, Development Standards, of this Ordinance</i>	
<i>WETLAND, WATERWAY and OCRM CRITICAL LINE SETBACK</i>	<i>N/A</i>	<i>50 feet</i>
<i>WETLAND, WATERWAY and OCRM CRITICAL LINE BUFFER</i>	<i>N/A</i>	<i>35 feet</i>
<i>MAXIMUM BUILDING COVER</i>	<i>30% of Lot</i>	
<i>MAXIMUM HEIGHT</i>	<i>35 feet</i>	

Sec. 4.22.4 Other Regulations

Development in the RI District shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9.

Sec. 4.22.5 Residential Uses

Single-Family Detached Dwellings in the RI District shall be subject to Sec. 6.4.25, Single-Family Detached Dwelling Units, of this Ordinance.

ARTICLE 4.213 IN, INDUSTRIAL DISTRICT

Sec. 4.213.1 Purpose and Intent

The IN, Industrial **Zoning D** district implements the Industrial (Urban/Suburban Area) policies of the Comprehensive Plan.

Sec. 4.213.2 Use Regulations

Uses are allowed in the IN **D** district in accordance with the Use Regulations of **Chapter** CHAPTER 6.



Sec. 4.213.3 Density/Intensity and Dimensional Standards

All development in the *IN D* district shall be subject to the following *D*ensity, *I*ntensity *and* *D*imensional *S*tandards:

Table-4.213.3, <i>IN</i> Density/Intensity and Dimensional Standards		
	DENSITY/INTENSITY AND DIMENSIONAL STANDARDS <i>Non Waterfront Development Standards</i>	<i>Waterfront Development Standards</i>
MINIMUM LOT AREA	15,000 square feet	
MINIMUM LOT WIDTH	70 feet	
MINIMUM SETBACKS	<i>Minimum setbacks shall be the vegetated buffers as required in Chapter 9, Development Standards, of this Ordinance.</i>	
-Front/Street Side	50 feet	
-Interior Side	None	
-Rear	None	
<i>WETLAND, WATERWAY and OCRM CRITICAL LINE SETBACK</i> ritical Line	<i>N/A</i>	50 feet
<i>WETLAND, WATERWAY and OCRM CRITICAL LINE BUFFER</i>	<i>N/A</i>	<i>35 feet</i>
MAXIMUM BUILDING COVER	No Maximum	
MAXIMUM HEIGHT	<i>No Maximum 55 feet/3.5 stories, whichever is less, in the Urban/Suburban Area as defined in the Charleston County Comprehensive Plan</i> <i>35 feet in the Rural Area as defined by the Charleston County Comprehensive Plan</i>	

Sec. 4.213.4 Other Regulations

Development in the *IN D* district shall comply with all other applicable regulations of this Ordinance, including the development standards of *Chapter* CHAPTER 9.

Sec. 4.23.5 Residential Uses

Single-Family Detached Dwellings in the IN District shall be subject to Sec. 6.4.25, Single-Family Detached Dwelling Units, of this Ordinance.



ARTICLE 4.224 WATERFRONT DEVELOPMENT STANDARDS

The following dimensions have precedence over Base Zoning District standards for subdivision on properties which contain or abut an OCRM Critical Line:

Standard [1]	RM	AG-15	AG-10	AG-8	AGR	RR-3	S-3	R-4
Min. Lot Area	1 Ae	3 Acs	1 Ae	1 Ae	1 Ae	1 Ae	½ Ae	12,000 sq ft
Min. Lot Width (ft)	200	200	175	175	125	125	100	90
Min Lot Width Average (ft)	250	250	200	200	150	135	125	100
Minimum Buffers/Setbacks (ft)								
OCRM Critical Line Buffer (ft)	35	35	35	35	35	35	15	15
Building Setback from OCRM Critical Line (ft)	50	50	50	50	50	50	35	35
Notes: Ae=Acre Min=Minimum Landscape buffer standards specified in Chapter 9 may require greater setbacks.								

Sec. 4.224.1 Minimum Lot Width (ft)

The minimum Lot Width (ft) is measured and maintained from the front Lot Line through the entire parcel to the OCRM Critical Line. All Lots within a subdivision must meet the minimum Lot Width average. (Exception: Flag Lots and Lots served by cul-de-sacs). Lots fronting on cul-de-sacs shall meet the minimum Lot Width at the required minimum front setback. Flag Lots are designed with a “flag pole” area with a minimum width of 20’. The flag pole area is not required to meet the minimum Lot Width nor does this area count towards the minimum Lot size or area. Flag Lots must meet the minimum Lot Width at the end of the flag pole area/base of Lot. All lots within a subdivision must meet the required minimum Lot Width average for the applicable Zoning District within Article 4.22, Waterfront Development Standards.

Reductions from minimum Lot Width average requirements for parcels which contain or abut an OCRM Critical Line may be permitted if the Zoning and Planning Director determines that one of the following criteria has been met:

- A No more than three (3) waterfront Lots are being created from the original parcel and that a reduction of no more than ten percent (10 percent %) of Lot Width average is required for any resulting Lot; or
- B Where two Lots of record (Lots existing prior to April 21, 1999) have been combined, the resulting Lot may be subdivided into the original configuration shown on the previously approved, recorded plat of record, even if the original Lots do not meet the minimum Lot Width requirement of this Section, provided that the subdivision meets all other requirements of this Ordinance.

Sec. 4.224.2 Minimum Lot Standards for Accessory Dwelling Units on Parcels Which Contain or Abut an OCRM Critical Line

In order to establish an Accessory Dwelling Unit on a parcel that contains or abuts an OCRM Critical Line the following standards shall apply:

- A. When an Accessory Dwelling Unit is to be located in front of the Principal Dwelling Unit (between the street and the front of Principal Dwelling Unit) the minimum Lot Area shall be 50% larger than the minimum Lot Area requirement for waterfront Lots of the base Zoning District.
- B. When the Accessory Dwelling Unit is to be located to the side or rear of the Principal Dwelling Unit (between the OCRM critical line and the Principal Dwelling Unit) the minimum Lot Width shall be



two times the minimum **Lot Width** **required for waterfront Lots in** the applicable **base Zoning District**, contained in Article 4.22 Waterfront Development Standards, of this Ordinance.

- C. The **Accessory Dwelling Unit** shall meet the minimum setbacks of the **Zoning District** where it will be located, and:
 - 1 **Distance.** The distance between the **Accessory Dwelling Unit** and the **Principal Dwelling Unit** shall not be less than the sum of the minimum setbacks as required for the **Zoning District**.
- D. The **Zoning Lot** and **Accessory Dwelling Unit** shall comply with all other requirements of this Ordinance, including but not limited to the requirements of Sec. 6.5.9, Accessory Dwelling Units.

Sec. 4.224.3 Minimum Lot Standards for Dwelling Groups on Parcels Which Contain or Abut an OCRM Critical Line

The number of **Dwelling Units** shall not exceed the maximum number permitted by the **Density-Intensity** or **Dimensional Standards** of the underlying base **Zoning District**. In addition, the Dwelling Groups shall comply with the requirements of Article 4.224, Waterfront Development Standards, of this Ordinance, **and shall comply with the** including the minimum **Lot Area** and **Lot Width** requirements **of waterfront Lots in the applicable Zoning District**.

Sec. 4.24.4 Reduction of OCRM Critical Line Setbacks and Buffers

- A. *The Zoning and Planning Director shall be authorized to reduce OCRM Critical Line setbacks to a distance not less than the buffer depth, when deemed necessary by the Director to accommodate reasonable development of the parcel and when it is determined by the Director that the setback reduction will not have a significant adverse impact on public health or safety.*
- B. *The Zoning and Planning Director shall be authorized to modify the OCRM Critical Line setbacks and buffers when DHEC-OCRM has granted approval to modify or alter OCRM jurisdictional wetlands within public or private Rights-of-Way.*

Sec. 4.24.5 Reduction of Buffers and Setbacks on Parcels Created Prior to April 21, 1999

When the application of buffer/setback requirements contained within this Ordinance render a parcel that existed prior to April 21, 1999, unbuildable, the Zoning and Planning Director shall be authorized to reduce front, side and rear yard buffers/setbacks as necessary to make a parcel buildable. The Zoning and Planning Director cannot reduce any front and/or rear yard buffer in an amount which would result in the placement of a structure closer to either the front or rear property line than any structure on an adjacent property. Any further reduction in any required buffer shall be made by appeal to the Board of Zoning Appeals.

Sec. 4.24.6 Measurement

Required OCRM critical line buffers and setbacks shall be measured from the OCRM critical line, whether the critical line or wetland/waterway is located on, adjacent to, or near the subject parcel.

Sec. 4.24.7 Prohibited Activities

The following activities are specifically prohibited in a buffer area:

- A. *Removal, excavation, or disturbance of the soil, except for minimal disturbance associated with the planting of shrubs or trees for landscaping;*
- B. *Grassed lawns requiring regular maintenance such as herbicides, pesticides, fertilizers and frequent mowing;*
- C. *Gardens, fences, or structures, except for permitted crossings;*



D. *Paved or other impervious surfaces; and*

E. *Destruction or addition of plant life that would alter the existing pattern of vegetation.*

ARTICLE 4.25 PD, PLANNED DEVELOPMENT ZONING DISTRICT

Sec. 4.235.1 Authority

The South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended (Planning Act) authorizes local governments to utilize zoning and planning techniques (not limited to those found in the Planning Act) for implementation of the goals specified in S.C. Code Ann. Sec. 6-29-720 (2007). Charleston County Council hereby establishes a zoning and planning technique called a “Planned Development” Zoning District. The “Planned Development” Zoning District incorporates provisions of the planning technique called “planned development district” referred to in the Planning Act and identified in this ordinance and the additional provisions found in this Article that expands, varies and/or differs from the provisions found in the references to planned development districts in the Planning Act. A “Planned Development,” as applied herein, is a type of zoning district (PD) and a type of development plan. PD zoning districts are inextricably linked to Planned Development plans, in that no rights of development apply to a PD zoning designation other than those of the approved Planned Development plan.

Planned Development provisions are intended to encourage innovative site planning for residential, commercial, institutional, and/or industrial developments within Planned Developments. Planned Developments may provide for variations from other ordinances and the regulations of other established zoning districts concerning use, setbacks, lot size, density, bulk, and other requirements to accommodate flexibility in the arrangement of uses for the general purpose of promoting and protecting the public health, safety, and general welfare. A Planned Development as used in this ordinance is intended to apply the flexibility and variation provisions of the Planning Act provided in the Planned Development Zoning District provision, along with the additional regulatory and procedural provisions of this Article.

Sec. 4.235.2 Purpose and Intent

The purpose of the Planned Development Zoning District is to allow flexible development standards that implement the Comprehensive Plan strategies. The County finds and determines that this Article is consistent with the following objectives of the *Comprehensive Plan*:

- A. ~~Implement a farm and forest land and open space protection program (Objective FFL1);~~
- B. ~~Provide families and youth with access to parks, recreation areas and facilities (Objective CD5);~~
- C. ~~Encourage site design that will maintain as much of the development site as possible in natural open space where new development is proposed in rural and agricultural areas outside of existing settlements (Objective WR3, Policy 1);~~
- D. ~~Implement a system of incentives that will encourage environmentally sensitive site planning that is responsive to the natural characteristics of the land. New development should be encouraged that will retain buffers along rural and urban waterways, retain natural open space, and reduce impervious surfaces (Objective WR4, Policy 1);~~
- E. ~~Promote a sufficient supply of a variety of housing units with access to facilities and services (Objective H1);~~
- F. ~~Increase ownership of affordable housing through new construction, acquisition, and/or rehabilitation (Objective H5);~~
- G. ~~Increase the housing alternatives for low and moderate income households (Objective H6); and~~



H — Increase and preserve affordable housing development and reduce the number of households below the poverty level (Objective CD10).

§4.23.3 Definitions

In this Chapter, the following term shall have the following meanings unless a contrary meaning is required by the context or is specifically prescribed:

- ~~A — Studio Unit: A dwelling unit that:

 - ~~1 — Has only one combined living and sleeping room; or~~
 - ~~2 — A living and sleeping room, along with a separate room that contains only kitchen facilities and also a separate room that contains only sanitary facilities.~~~~

Sec. 4.235.3 Intent and Results

The PD, Planned Development, ~~Z~~zoning ~~D~~district regulations of this Article are intended to encourage achievement of the goals of the Charleston County *Comprehensive Plan* and to allow flexibility in development of property that proposes a single or multiple use(s) that will result in improved design, character, and quality of new or redesigned developments and preserve natural and scenic features of open spaces. ~~The following objectives may be attained through the use of the planned development process:~~

- ~~A — A maximum choice in the types of environment available to the public by allowing a development that would not be possible under the strict application of the standards of this Ordinance that were designated primarily for development on individual lots;~~
- ~~B. — A greater freedom in selecting the means to provide access, light, open space and design amenities;~~
- ~~C — Quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land use arrangements;~~
- ~~D. — A development pattern in harmony with the applicable goals and strategies of the *Comprehensive Plan*; EThe permanent preservation of common open space, recreation areas and facilities;~~
- ~~F. — An efficient use of the land resulting in more economical networks of utilities, streets, schools, public grounds and buildings, and other facilities;~~
- ~~G — A creative approach to the use of land and related physical facilities that results in better development and design and the construction of amenities; and~~
- ~~H — A development pattern that incorporates adequate public safety and transportation-related measures in its design and compliments the developed properties in the vicinity and the natural features of the site.~~

Sec. 4.235.4 Applicability and Terminology

There ~~is~~ shall be no minimum site area requirement *to qualify* for a Planned Development as long as the Planned Development meets all requirements of Article 4.25, *Planned Development Zoning District (PD)*, of this Ordinance.

Planned Development (PD) applications are comprised of PD Guidelines and Sketch Plans, collectively referred to as the PD Development Plan. Approval of the PD Development Plan creates a new Planned Development Zoning District (Planned Development).

Sec. 4.235.5 Development Standards

The development standards listed in this Section, those in the approved PD Guidelines, and any in the approved PD Sketch Plan(s) apply.



Development standards of the underlying zoning district pertaining to density, lot size, location, and arrangement of buildings and structures, lot dimensions, and landscaping may be altered in Planned Developments. The underlying standards of the zoning district may be altered only if County Council determines that the development will serve an overriding public interest and/or public safety concern. If the proposed development is zoned R-4, does not comply with the provisions of Sec. 4.253.6(A)(2) through 4.253.6(A)(5) below, and would exceed the maximum density of the Residential Low Density Future Land Use Designation in the *Comprehensive Plan*, a *Comprehensive Plan Amendment* must be approved concurrently with a Planned Development application (see Article 3.2, *Comprehensive Plan Amendment*). The development standards listed below, those in the approved Planned Development Stipulations and any in the approved Planned Development Sketch Plan(s) shall apply.

A. Maximum Density.

- 1 The maximum allowed ~~D~~density increase in a ~~planned development~~ **Planned Development Zoning District** may not exceed the maximum density as stated in Table 3.1.1 of the Charleston County *Comprehensive Plan*, except as provided ~~for~~ in Chapter 3.1.7(C) of the *Comprehensive Plan*, as amended, and this Article. Density and lot area calculations shall comply with the requirements contained in Article 4.2, *Measurements, Computations and Exceptions*.
- 2 In order to achieve the maximum density, the following minimum amounts of common open space, as defined in this Ordinance, shall apply where applicable:
 - a Provide 0.2 acres of ~~C~~common ~~O~~open ~~S~~space per **Principal Dwelling Unit** ~~dwelling unit~~ plus ten percent ~~(10%)~~ of the land area designated for office, commercial, and/or industrial uses is required for parcels located in the Rural and Agricultural Areas. The maximum density permitted in the Agricultural Preservation Future Land Use Designation on Edisto Island, as identified in the *Comprehensive Plan*, shall not exceed one ~~D~~dwelling ~~U~~unit per ten acres;
 - b If the parcel is located in the **Urban/Suburban Area**, the following standards shall apply:
 - i Where the ~~underlying Z~~zoning ~~D~~district is **Low Density Single-Family Residential (R-4)** and all requirements of this Ordinance are met, a maximum density **of 8 Principal Dwelling Units per acre** ~~not more than two times the maximum allowable density in the underlying zoning district~~ may be permitted when 0.05 acres of common open space per dwelling unit plus ten percent ~~(10%)~~ of the land area designated for office, commercial, and/or industrial uses is provided; and
 - ii Where the ~~underlying Z~~zoning ~~D~~district is **UR, Urban Residential Mixed Style Residential (M-8 or M-12)** and all requirements of this Ordinance are met, a maximum density of not more than **24 Principal Dwelling Units per acre** ~~two times the maximum allowable density in the underlying zoning district~~ may be permitted when 0.05 acres of common open space per **Principal Dwelling Unit** plus ten percent ~~(10%)~~ of the land area designated for office, commercial, and/or industrial uses is provided.



3 Planned ~~D~~developments that include a parcel or parcels of land that have varying future land use designations and/or varying zoning classifications may be deemed consistent with the *Comprehensive Plan* if the total density proposed does not exceed the maximum combined density permitted in the future land use designations **pursuant to the Comprehensive Plan** and/or **Z**zoning **D**districts **pursuant to this Ordinance**.

~~a~~ . The maximum densities listed in sub-sections “a” and “b” below may be permitted in planned developments that include at least fifty percent (50%) permanently protected Common Open Space and comply with all other requirements of this Ordinance. These density bonuses shall not be applicable to areas in (1) the Conservation Management and Resource Management Future Land Use designations, as identified in the *Comprehensive Plan*; and (2) the Agricultural Preservation Future Land Use designation on Edisto Island, as identified in the *Comprehensive Plan*.

~~i~~ . An increase of up to 20% more than the number of dwelling units permitted under the maximum density identified in the *Comprehensive Plan* for the Rural Residential and Agricultural Residential Future Land Use designations (example calculation: number of dwelling units permitted under the maximum density times 1.2). The following table illustrates a detailed example of this calculation.

Table 4.25.5-3, Detailed Example of Density Calculation #1

Parcel Size	10 acres
Future Land Use Designation	Agricultural Residential
Maximum Density of the Future Land Use Designation	1 dwelling unit / acre
# of Dwelling Units Permitted (Maximum Density)	10 dwelling units
# of Dwelling Units Permitted with 50% Permanently Protected Common Open Space: [# of Dwelling Units Permitted Under Maximum Density x 20%]	{10 dwelling units X 1.2} = 12 dwelling units

~~b~~ . An increase of up to 220% more than the number of dwelling units permitted under the base density of the Future Land Use designation identified in the *Comprehensive Plan* for all other applicable *Comprehensive Plan* Future Land Use designations (excludes (1) “a” above; (2) the Conservation Management and Resource Management Future Land Use designations; and (3) the Agricultural Preservation Future Land Use designation on Edisto Island) (example calculation: number of dwelling units permitted under the base density times 2.2). The following table illustrates a detailed example of this calculation:

Table 4.25.5-4, Detailed Example of Density Calculation #2

Parcel Size	80 acres
Future Land Use Designation	Rural Agriculture
Base Density of the Future Land Use Designation	1 dwelling unit / 8 acres
# of Dwelling Units Permitted (Base Density)	{80 acres / 8} = 10 dwelling units
# of Dwelling Units Permitted (PD Maximum Density)	{80 acres / 4} = 20 dwelling units
# of Dwelling Units Permitted with 50% Permanently Protected Common Open Space: [# of Dwelling Units Permitted Under Base Density x 220%]	{10 dwelling units x 2.2} = 22 dwelling units

~~4~~ . Density bonuses beyond the maximum density of the *Comprehensive Plan* Future Land Use designation may be approved when affordable dwelling units are included, provided that the planned development complies with all other requirements of this ordinance and all affordable dwelling units comply with Sec. 4.25.8, Affordable Dwelling Units, and CHAPTER 12, Definitions. The maximum density permitted in the Agricultural Preservation Future Land Use Designation on Edisto Island, as identified in the *Comprehensive Plan*, shall not exceed one dwelling unit per ten acres;

~~5~~ . Planned developments that include a parcel or parcels of land that have varying future land use designations and/or varying zoning classifications may be deemed consistent with the *Comprehensive Plan* if the total density proposed does not exceed the maximum combined



density permitted in the future land use designations and/or zoning districts.

D ~~Development standards of the underlying zoning district~~ ***pertaining to density, lot size, location, and arrangement of buildings and structures, lot dimensions, and landscaping*** may be altered ***shall be defined in the PD Development Plan, pursuant to this Article*** in Planned Developments. ~~The underlying~~ ***The development standards of the Zoning District in which the subject property(ies) was located at the time of submission of the application to rezone to the PD Zoning District may be altered, pursuant to this Article, only if County Council determines that the development will serve an overriding public interest and/or public safety concern. Applicants shall not propose alteration of the following standards:***

- 1. Chapters 1, 2, 3, 10, 11, 12, and Appendix A of this Ordinance;***
- 2. Waterfront Development Standards of the Zoning District in which the subject property(ies) was located at the time of submission, as set forth in Article 4.24;***
- 3. Architectural Design Guidelines of Article 9.5, Landscaping, Screening, and Buffers, except where the Zoning and Planning Director determines that the architectural design of the proposed development is compatible with the architectural design of development on adjacent properties;***
- 4. Sign regulations of Article 9.11, Signs, provided, however, that the minimum distance from a Billboard/Digital or Electronic Billboard proposed as part of a Planned Development to the nearest on-premises sign(s) may be less restrictive than the standards set forth in this Ordinance;***
- 5. The Dimensional Standards for the S-3 Zoning District, as stated in Ch. 4, Base Zoning Districts; and***
- 6. Parking standards of Article 9.3, Off-Street Parking and Loading, except where the Zoning and Planning Director determines that the amount of parking requested and its location is sufficient, based on a generally-accepted planning source or authority, for the use proposed.***

E ~~Dimensional Standards~~

- ~~The Waterfront Development Standards of the base zoning district, as set forth in Article 4.24, of this Ordinance, shall be applied to all waterfront lots within the planned development.~~
- ~~Each lot located on the perimeter of the planned development shall maintain the rear yard setback requirements and any buffer requirements of the adjacent zoning district.~~

F ~~Architectural Standards~~

- ~~The Architectural Design Guidelines of Article 9.5 shall apply to all proposed planned developments.~~
- ~~Modifications to the Architectural Design Guidelines may be proposed in a planned development request where the Planning Director determines that the architectural design of the proposed development is compatible with the architectural design of development on adjacent properties.~~

E ***There shall be a minimum Type A, 10-foot vegetated buffer, around the perimeter of the property, which may be located on private Lots. In cases of conflict between the perimeter buffer requirement and other buffer and/or setback requirements stated in this Ordinance or the Planned Development Guidelines, the more restrictive will apply.***

F ***Lots to Abut Upon Common Open Space.*** Residential parcels shall maximize orientation towards common open space or similar areas.



G. Access.

1. Streets within ~~Planned~~ **D**developments ~~shall~~ **should** connect to adjoining neighborhoods/developments. ***In cases where adjoining properties are not developed, Planned Developments shall include stub outs for connections to future development on adjacent parcels.*** Cul-de-sacs, T-turnarounds, and dead-end streets ***shall only be allowed at the discretion of the Zoning and Planning Director.*** ~~are discouraged.~~
2. Areas between structures shall be covered by easements where necessary for access and to provide for maintenance and utility service.
3. Primary vehicular access to office, commercial, or industrial development shall be through limited access roads.
4. ***Sidewalks and/or multi-use paths shall be provided as required by this Ordinance.***

H. Commercial Areas.

1. Commercial areas and adjacent residential, office, and industrial areas shall be directly connected through paved sidewalks, trails, or other pedestrian infrastructure.
2. Commercial areas shall be planned as groups having common parking areas and common ingress and egress points.

I. Industrial Areas. *A minimum 40-foot Type D vegetated buffer shall be required where industrial uses abut residential uses within the development.*

1. ~~A minimum vegetated buffer of forty (40) feet shall be required where industrial uses abut residential uses.~~
2. ~~All intervening spaces between the right-of-way line and project building line and intervening spaces between buildings, drives, parking areas and improved areas shall be landscaped with trees and plantings and properly maintained at all times.~~

J. Areas Designated for Future Use. *A statement specifying that* all areas designated for future expansion or not intended for immediate improvement or development shall remain in a natural state until such time as development permits are approved ***must be included in the PD Guidelines.***

K. Signs. ~~Specifications of size, type, height, setback, location, design, illumination, and number of signs shall be included in the planned development guidelines. Specifications shall be as restrictive, or more restrictive than the standards set forth in this Ordinance; provided, however, that the minimum distance from a Billboard/Digital Billboard proposed as part of a planned development to the nearest on-premises sign(s) may be less restrictive than the standards set forth in this Ordinance.~~

L. Parking. ~~Parking shall be provided in accordance with the standards set forth in Article 9.2 of this Ordinance. Modifications to the parking standards of Article 9.3 may be proposed in a planned development request where the Planning Director determines that the amount of parking requested and its location is sufficient for the use proposed.~~

M. Resource Areas.

1. Planned **D**developments shall protect any resources determined significant by the **Zoning and Planning Director** including, but not limited to: agricultural soils and active farmland, buffer areas between active farmland and existing/planned future non-farm development, wetlands, mature trees, land adjacent to preserved farmland on neighboring properties, scenic views, water access and shoreline buffers, and habitat of species designated as of federal, state and local concern.
2. Planned **D**developments shall comply with all provisions of Article 9.34, *Tree Protection and Preservation*, of this Ordinance.



Sec. 4.235.6 Common Open Space

A. Purpose.

1. *The purpose of Common Open Space is to permit areas that could otherwise be developed into buildable Lots or otherwise sold individually to provide a significant amenity to the residents who will interact with the open space on a daily basis.*
2. *It is not the purpose of common open space to permit open space for land that is otherwise unusable on a daily basis by residents.*

B. Where Common Open Space is designated, the following standards shall apply:

1. Common **Open Space** open space areas shall be:

- a. *Located so as to preserve any significant resources;*
- b. *Appropriate to the size of the development; and*
- c. *Usable by the residents of the Planned Development.*

~~Where common open space is designated, the following standards shall apply:~~

- ~~2. The common open space area shall be detailed on each Sketch Plan and recorded with the Final Plat (as approved under Article 8.5 of this Ordinance) or separate instrument.~~
- ~~3. The proposed common open space shall be usable and appropriate to the size of the development and to the new residents of the planned development. The purpose of common open space is to permit areas, which could otherwise be developed into buildable lots or otherwise sold individually, to provide a significant amenity to the residents who will interact with the open space on a daily basis. It is not the purpose of common open space to permit open space for land that is otherwise unusable on a daily basis by residents.~~
4. Common **Open Space** open space may include, **but is not limited to:**
 - a. ~~U~~unimproved land,
 - b. ~~L~~landscaped areas,
 - c. ~~I~~improved recreation areas,
 - d. ~~R~~recreational buildings, and structures that are totally accessory to recreational uses, **and as well as**
 - e. ~~F~~freshwater wetland areas and water surfaces, all located within the development. Natural landscapes, such as wetlands, may also be considered as open space if preserved and meet the requirements of **this Section** subsection C below. "Usable" means that the open space includes uses or facilities that are adaptable to recreational or leisure use and are accessible to the residents of the proposed development or the general public, such as seating areas, picnic shelter, community garden, pedestrian and bicycle trail access to a designated greenway, public square, swimming pools, playing fields, or a new playground. The use or facility must be approved by County Council in accordance with the approval and conveyance procedures below.
 - f. The total combined acreage of freshwater wetlands, detention ponds, and buffers to be used as open space shall not comprise more than ~~forty percent (40%)~~ **(34%)** of the open space requirement as stated in this Section.
5. Land designated as **Common Open Space** shall not be occupied by **include:**
 - a. ~~S~~streets;
 - b. ~~D~~drives;
 - c. **P**arking areas; or
 - d. **S**tructures, other than recreational structures.



- 6. All property owners in the ~~P~~planned ~~D~~development shall have access to the open space by means of a public or private street or ~~a~~ walkway in an easement ~~with~~ a minimum ~~width~~ of 20 feet ~~in width~~.
- 7. Common ~~Open Space~~ ~~open space~~ shall be provided within each phase of the ~~P~~planned ~~D~~development in sufficient ~~amounts~~ to serve the expected population of that phase.

C. *The approval and conveyance procedures listed below apply to Common Open Space:*

- 1. *The Common Open Space area shall be detailed on each PD Sketch Plan and recorded with the Final Plat (as approved under Article 8.5, Final Plat, of this Ordinance).***
- 2. The ~~e~~Common ~~o~~Open ~~s~~Space shall be conveyed prior to recording the final ~~p~~Plat, in accordance with one of the methods listed below. The applicant must have proof of commitment from the entity that will be responsible for the ~~c~~Common ~~o~~Open-~~s~~Space prior to the Planning Commission Meeting for which the case is scheduled.**
 - i. By dedication to the County as publicly-owned open space. Parks, open space, and recreation facilities proposed for dedication to the County must be acceptable to the Parks and Recreation Commission, Planning Commission, County Council, and other governmental entities with regard to the size, shape, location, improvement, environmental condition (i.e., the applicant may be required to provide an environmental assessment), and budgetary and maintenance terms; or
 - ii. By leasing, conveying, or retaining title (including beneficial ownership) to a corporation, homeowner’s association or other legal entity. The terms of such lease ~~or~~ ~~of~~ other instrument of conveyance must restrict the use of the area to open space/recreational uses.

Sec. 4.235.7 Affordable *and* Workforce Dwelling Units

Pursuant to Section 3.1.7, Future Land Use Recommendations, of the Charleston County Comprehensive Plan, as amended, County Council may approve Planned Developments with density bonuses above the maximum allowable densities provided for in Chapter 4, Base Zoning Districts, of this Ordinance for developments that are located in the Urban/Suburban Area, as defined by Map 3.1.2, Growth Management Areas, of the Charleston County Comprehensive Plan, as amended, and in which at least 30 percent of the total number of Dwelling Units qualify as Affordable and/or Workforce Dwelling Units, as defined in this Ordinance.

Applicants wishing to utilize such density bonuses shall submit a Planned Development Zoning District application that complies with the requirements of this Article, in addition to the requirements of Sec. 6.4.19 of this Ordinance, with the exception of the minimum percentages of Affordable and Workforce Dwelling Units required and maximum densities contained in Table 6.4.19.D.2, Density, Intensity, and Dimensional Standards: Urban/Suburban Area, of Sec. 6.4.19.

~~This density bonus is only applicable to planned developments that include affordable dwelling units that meet the definition of “Affordable Housing”, as contained in CHAPTER 12 of this Ordinance.~~

~~1. — Zoning permit fees for affordable dwelling units shall be reimbursed upon the request of the developer and certification that the dwelling units are affordable, as required by this Section.~~

~~A — Development Requirements:~~

~~1. The planned development must contain residential uses, of which at least thirty percent (30%) of the total number of dwelling units shall qualify as affordable dwelling units pursuant to this O~~



rdinance. A mixture of housing types as well as uses is encouraged, though not required.

~~2 Affordable dwelling units must be of the same type as the market rate units in the development. In the case of a development with two or more housing types, the type of affordable dwelling units must be in the same proportion as the market rate units.~~

~~3 Affordable dwelling units shall be provided within each phase of the planned development in sufficient amounts to serve the expected population of that phase;~~

~~4 Affordable dwelling units shall be integrated throughout the development and not located in a single area of the development; -~~

~~5 Any studio dwelling unit provided under this Section must be a minimum of 500 square feet in floor area, and in no instance shall more than fifty percent (50%) of the affordable dwelling units be provided in the form of studio units.~~

~~9 The permitted uses and development standards must be specifically enumerated in the planned development application.~~

~~10 The planned development application shall include the following information:~~

~~a A general description of the development, including whether the development will contain owner-occupied or rental units, or both.~~

~~b The total number and type of market rate units and affordable dwelling units in the development.~~

~~1 Prior to the issuance of building permits for any portion of the development, an affordable dwelling unit plan must be submitted to the County that contains, at a minimum, the following information:~~

~~a The number of bedrooms in each market rate unit and each affordable dwelling unit.~~

~~b The square footage of each market rate unit and each affordable dwelling unit.~~

~~c The location of each affordable dwelling unit within any multi-family residential structure and any single-family (attached and/or detached) residential development. The location of each affordable and market rate dwelling unit above any non-residential use shall also be identified.~~

~~11 The Planned Development must comply with the Common Open Space requirements set forth in Section 4.23.6(A) and 4.23.7 of this Ordinance, provided however, that not less than five percent (5%) of the total land area of the Planned Development must be reserved for Common Open Space. -~~

~~To the extent not specifically modified by the Planned Development ordinance, all other provisions of this Ordinance shall apply to the development and use of the property.~~

~~B~~ Design Requirements

~~1 In terms of exterior appearance, affordable dwelling units shall be indistinguishable from market rate units. External building materials and finishes for affordable dwelling units shall be the same in type and quality as the market rate units.~~

~~2 Interior features of affordable dwelling units shall be functionally equivalent to the market rate units, though the finishes and materials need not be identical.~~

~~3 Affordable dwelling units shall be comparable to the market rate units in terms of improvements related to energy efficiency, which include but are not limited to mechanical equipment and plumbing, insulation, windows, and heating and cooling systems.~~

~~C~~ Owner-Occupied Affordable Dwelling Units.



- ~~1. **Eligibility Determination Process.** Prospective buyers of new affordable dwelling units shall be screened and determined eligible by the developer, or his/her designee, prior to occupancy. Prior to closing on a new affordable dwelling unit, the developer shall submit the following to the County:
 - ~~a. An affidavit that sets forth the sale price and verifies the unit will be occupied by persons qualified pursuant to the requirements of this Ordinance; and~~
 - ~~b. A copy of the current owner's Form 4506 (or other acceptable documentation of income) for the current tax year.~~~~

~~This affidavit and copies of the current owner's Form 4506 (or other acceptable documentation of income) shall also be submitted to the County on an annual basis and upon resale of the affordable dwelling unit.~~

- ~~2. **Term of Affordability.** Resale of affordable dwelling units shall be limited by deed restriction to the original sales price, adjusted for inflation, and to a purchaser eligible, as described in this Article, for a period of not less than ten (10) years after issuance of the certificate of occupancy. Funding sources and other factors may require a longer term of affordability. The increase permitted for inflation shall be based upon the increase in the Consumer Price Index (CPI).
 - ~~a. A copy of such executed deed restrictions shall be submitted to the County for approval prior to issuance of a certificate of occupancy for any portion of the development.~~
 - ~~b. The deed restrictions shall require notice to the County of any conveyance of the affordable dwelling unit, and verification that the purchaser is qualified pursuant to the requirements of this Ordinance.~~~~
- ~~3. If, while occupying an affordable dwelling unit, a household's income increases to an amount beyond that permitted in the definition of "Affordable Housing" as contained in this Ordinance, the household shall not be required to vacate the unit. Upon vacating the premises, the unit shall be sold to a qualifying household pursuant to the requirements of this Ordinance for the period the unit is deed-restricted as an affordable dwelling unit.~~

~~**D. Renter-Occupied Affordable Dwelling Units.**~~

- ~~1. **Eligibility Determination Process.** Prospective renters of affordable dwelling units shall be screened and determined eligible by the developer, or his/her designee, prior to occupancy. All of the following requirements are applicable and subject to final approval by the County:
 - ~~a. Upon initial occupancy, the owner shall submit to the County a copy of the current tenant's Form (or other acceptable documentation of income) for the current tax year and an affidavit stating that the current tenant meets the necessary qualifications. This affidavit and copies of the current tenant's Form (or other acceptable documentation of income) shall also be submitted to the County on an annual basis and anytime the lease is renewed or a new tenant occupies an affordable dwelling unit.~~
 - ~~b. Any time a new tenant occupies an affordable dwelling unit, the owner must provide an affidavit to the County assuring compliance with Fair Market Rents, as described below.~~
 - ~~c. The owner shall annually provide affidavits to the County assuring compliance with Fair Market Rents, as described below.~~~~
- ~~2. **Rent Levels/Fair Market Rents.** The maximum rent level for affordable dwelling units shall be based on the schedule of Fair Market Rents for the Charleston-North Charleston MSA, as published annually by the U.S. Department of Housing and Urban Development. Fair Market Rents include a utility allowance for electricity, gas, water, and sewer, based on a schedule published by the Charleston County Housing and Redevelopment Authority.~~



~~3 Lease Terms. A minimum lease term of six (6) months is required for all affordable dwelling units so as to avoid short-term (i.e., weekly) rentals.~~

~~4 Term of Affordability. Rental affordable dwelling units shall be limited by deed restriction to remain affordable, as defined in this Article, for a period of not less than ten (10) years after the issuance of the certificate of occupancy. Funding sources and other factors may require a longer term of affordability.~~

~~a. A copy of such executed deed restrictions shall be submitted to the County for approval prior to issuance of a certificate of occupancy for any portion of the development.~~

~~b. The deed restrictions shall require notice to the County of any lease renewal or new rental contract for the affordable dwelling unit, and verification in the form of an affidavit that the tenant is qualified pursuant to the requirements of this Ordinance.~~

~~5 If, while occupying an affordable dwelling unit, a household's income increases to an amount beyond that permitted in the definition of "Affordable Housing" as contained in this Ordinance, the household shall not be required to vacate the unit. Upon vacating the premises, the unit shall be rented to a qualifying household pursuant to the requirements of this Ordinance for the period the unit is deed restricted as an affordable dwelling unit.~~

~~**E. Deed Restrictions Required.**~~

~~1. Standard deed restrictions for all affordable dwelling units produced pursuant to the requirements of this Ordinance are required and subject to approval by the County.~~

~~2. Such restrictions shall include, at a minimum, the following~~

~~elements: a. Duration;~~

~~b. Occupancy requirements and restrictions against leasing/sub-leasing; c. Restriction on resale;~~

~~d. Requirement to notify the County in the case of conveyance (for owner-occupied units), lease renewal (for rental units), or establishment of a new rental contract (for rental units);~~

~~e. Right of first refusal, if applicable;~~

~~f. Distribution of gross sales proceeds, if applicable; and~~

~~g. Procedure in the case of foreclosure (for owner-occupied units only).~~

~~**F. Violations.** Any sale or rental of affordable dwelling units during the term of affordability to persons that do not meet the eligibility requirements described in this Ordinance shall constitute a violation and the provisions of Chapter 11, *Violations, Penalties, and Enforcement* shall apply.~~

Sec. 4.235.78 Planned Development Procedure

The procedure and criteria for **PD** Planned Development applications ~~is~~ **are** outlined below. Planned Development applications are comprised of Planned Development Stipulations and Sketch Plans, referred to herein as the PD Development Plan. All Sketch Plan(s) shall be drawn to scale.

A Pre-Application Conference. Before submitting a PD Development Plan for a Planned Development, the applicant shall confer with the **Zoning and** Planning Director and any other officials designated by the **Zoning and** Planning Director. The purpose of this pre-application conference is to discuss the proposal and the applicable development review and approval procedures.

B Conceptual PD Development Plan Presentation.

1. At least one time prior to submitting a formal application, Planned Development applicants shall present their Conceptual PD Development Plan to the Charleston County Planning Commission at a Planning Commission workshop. This presentation shall be for discussion and feedback purposes only and no action shall be taken on the Conceptual PD Development Plan at the workshop. **At least**



20 days prior to the Planning Commission workshop, the applicant shall submit a memo and presentation describing the proposed PD Development Plan.

2. This requirement applies to Planned Developments that contain 50 or more dwelling units **and/or** 5 or more acres of nonresidential development.
3. The Planning Commission or **Zoning and** Planning Director may require applicants for Planned Developments that do not meet **the thresholds in** sub-section 2, above, to present the proposed development at a Planning Commission workshop prior to submitting a formal application.

C Community Workshop.

1. After the pre-application conference, it is recommended that the applicant hold one-~~(1)~~ or more community workshops.
2. The purpose of a community workshop is to:
 - a** **E**nsure early citizen participation in an informal forum, in conjunction with the development applications; ~~and to~~
 - b** **P**rovide an applicant the opportunity to understand and try to mitigate any impacts an application may have on an affected community.
3. A community workshop is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors.
4. **It shall be the responsibility of the applicant to provide Neighbor and Parties in Interest Notice of the community workshop in accordance with Sec. 3.1.6 of this Ordinance.**

D Draft PD Development Plan Submittal.

1. After the required pre-application conference, and prior to submitting a formal application, the applicant shall submit **one digital version** at least five-~~(5)~~ copies of a draft of the requested PD Development Plan **that includes all required information** for staff review. **Staff will not review the proposed PD Development Plan until all required information has been submitted.**
2. The draft PD Development Plan must comply with all requirements of this Ordinance and all other applicable regulations.
3. Additionally, the Article 4.25, PD Checklist, available in the **Zoning and** Planning Department, must be filled out and **submitted** ~~turned in~~ with the draft PD Development Plan, **indicating the page number and section of the PD where each requirement is addressed.**

E PD Development Plan Application. Complete applications for Planned Developments (~~PD Development Plans~~) may be submitted on forms available in the **Zoning and** Planning Department once the **Zoning and** Planning Director has determined that the requested PD Development Plan complies with the requirements of this Ordinance and all other applicable regulations.

1. No application for a PD Development Plan shall be accepted as complete unless it includes ~~the one-~~~~(1)~~ required paper copy and one ~~(1)~~ digital copy of the PD Development Plan, the required fee, and the following information:
 - a** One completed Zoning Map Amendment application signed by the current property owner(s), **and, for property(ies) owned by corporations or partnerships, a resolution of the corporation or partnership authorizing and granting the applicant signing and authority to act and conduct business on behalf of and bind the corporation or partnership must be submitted;**
 - b** One copy of a legible approved and recorded plat showing the current property lines of the property~~(ies)~~/properties to be included in the **P**lanned **D**evelopment;
 - c** One copy of the current, recorded deed;
 - d** One Restrictive Covenants Affidavit(s) signed by the applicant or current property owner(s) in compliance with state law;
 - e** One copy of the completed Article **4.25** ~~4.23~~ PD Checklist;
 - f** Documentation of any community workshops held **and outreach made** regarding the proposed PD Development Plan application;



- g* A digital version of all text, charts, tables, exhibits, and graphics used in the PD;
- h* A current aerial overlaid with the proposed Sketch Plan; and
- i* Any other information that the Planning Commission determines is reasonably necessary to make an informed decision as to whether the application complies with the standards of this Article.

- 2. Applications for PD Development Plans shall comply with Sec. 3.1.4, *Application Completeness and Submission Deadlines*, of this Ordinance.
- 3. County Council may waive the fees at ~~its~~ *their* discretion.

F Newspaper, Neighbor, Parties in Interest, and Posted notice of the County Council's public hearing shall be provided in accordance with the requirements of Sec. 3.1.6 of this Ordinance.

G Zoning and Planning Director Review and Report.

- 1. *Once an application is deemed complete and to contain all information required herein by the Zoning and Planning Director, the application will be scheduled for a Planning Commission meeting and the applicant and other interested parties will be notified in accordance with this Ordinance.*
- 2. *The Zoning and Planning Director shall prepare a staff report that reviews the PD Development Plan application.*

H The Planning Commission shall:

- 1. *rReview the proposed PD Development Plan and adopt a resolution, by majority vote of the entire membership, recommending that the County Council approve, approve with conditions, or deny the proposed development plan;:-*
- 2. ~~Base its~~ *The Planning Commission's recommendation shall be based on the Approval Criteria set forth in of Sec. 4.25.8(J); and 4.23.9.E.9.*
- 3. ~~The Planning Commission shall s~~ *Submit its recommendation to the County Council within 30 calendar days of the Planning Commission meeting at which the PD Development Plan was introduced. Deferrals approved by the Planning Commission, whether requested by the Planning Commission or the property owner, and delays in action due to an official declaration of a state of emergency, shall not be subject to this requirement.*
- 4. ~~At any time prior to action by the Planning Commission, the applicant may request that the Planning Commission enter mediation. When mediation is requested, the Planning Commission shall assign one of its members as a representative in mediation proceedings and the Planning Director shall represent the Planning Staff. A majority vote of the entire Planning Commission membership in a public meeting shall be required to accept any mediated settlement. An accepted mediated settlement cannot waive the standards of this Ordinance. Prior to beginning talks, applicable time limits for review and action on complete applications must be extended by mutual agreement of the applicant and Planning Commission.~~

I County Council Hearing and Decision.

- 1. *After receiving the recommendation of the Planning Commission, the County Council shall:*
 - a Hold a Public Hearing prior to giving second reading to the Planned Development/zoning map amendment application; and*
 - b tTake action to approve, approve with conditions, or deny the proposed PD Development Plan based on the Approval Criteria set forth in of Sec. 4.25.8(J) 4.23.9.C.6. County Council's shall hold a public hearing prior to giving second reading to Planned Development/zoning map amendment applications.*
- 2. *If the County Council takes action to approve the PD Development Plan, it may require time-frames for development of the entire Planned Development and its individual phases, if any.*
- 3. *The approval of a Planned Development shall deem it to be a new Zoning District with its own zoning designation.*



4. ~~Within ten (10) working days of approval by County Council of a Planned Development Zoning District~~ ~~planned development,~~ **the applicant shall submit each of the following to the Zoning and Planning Department** ~~one (1) paper copy and one (1) digital copy of:~~
 - a **One digital copy of the approved Planned Development Guidelines and Sketch Plan, clearly showing** ~~to the Planning Department. This plan shall contain~~ **all changes and conditions approved by Council as redlines for staff review; and.** ~~—The approval of a planned development shall deem it to be a new with its own zoning designation.~~
 - b **One digital copy of the approved Planned Development Guidelines and Sketch Plan, incorporating all changes and conditions approved by Council.**
- J **Applications for Planned Developments** ~~PD Development Plan~~ **may be approved only if the County Council determines that the following criteria are met:**
1. **The PD Development Plan complies with the standards contained in this Article;**
 2. **The development is consistent with the intent of the Comprehensive Plan and other adopted policy documents; and**
 3. **The County and other agencies will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed.**

Sec. 4.25.9 Planned Development Guidelines and Sketch Plan Requirements

- A. The following shall be included in the **proposed** ~~requested PD~~ ~~Planned Development Stipulations-~~ **Guidelines:**
 1. ~~—The following shall be included in the requested Planned Development Stipulations:~~
 2. The name of the **P**lanned **D**evelopment, not duplicating the name of any other **P**lanned **D**evelopment or subdivision, the final **P**lat of which has been recorded in Charleston County, South Carolina;
 3. A statement of objectives of the proposed development;
 4. ~~A description of how the proposed development meets the objectives contained in Sec. 4, Intent and Results, addressing each objective separately;~~
 5. The total acreage of the **P**lanned **D**evelopment, broken down into total acreage, total highland acreage, total freshwater wetland acreage, and total Critical Line wetland, or marsh, acreage;
 6. A table of proposed land uses including:
 - a. A table of proposed maximum and average residential densities for each residential use (~~The applicant shall may~~ refer to the density ranges listed in the Charleston County *Comprehensive Plan* for residential densities);
 - b. The maximum total acreage of each residential use, ~~including affordable dwelling units, if applicable;~~
 - c. The maximum allowable number of each type of residential **Dwelling Unit** requested **(Single-Family Detached, Single-Family Attached, etc.);**
 - d. **Planned Developments that request increased density for the inclusion of Affordable and Workforce Dwelling Units shall include the Affordable/Workforce Dwelling Unit Plan that complies with the requirements of Sec. 6.4.19.G.3 of this Ordinance.,** ~~including affordable dwelling units, if applicable;~~
 7. A statement that the requirements of the Zoning District in which the property is located prior to rezoning will apply, if the property is not developed in accordance with the approved PD Development Plan;
 8. The maximum proposed floor area ratios (% of lot in relation to building floor area), **maximum number of buildings, maximum size of each building,** and ~~the~~ maximum building/lot coverage for each non-residential use; and
 9. All dimensional and lot standards **proposed** ~~requested,~~ for each land use type designated.
 10. ~~All information required for Planned Developments that include affordable dwelling units, as contained in Sec. 4.23.8 of this Ordinance.~~ **For Planned Developments that are requesting**



Density bonuses pursuant to Sec. 4.25.7, Affordable and Workforce Dwelling Units, all information required by Sec. 6.4.19 of this Ordinance shall be submitted as part of the PD Development Plan;

11. An analysis of the impact of the proposed development on existing public facilities and services (e.g. roads and streets, water, sewer, **stormwater**, etc.). Any proposed future improvements to these facilities and services to be made as part of the **Planned Development** shall also be included;
12. A traffic study **as required by** that meets the requirements of Article **9.8, Traffic Impact Studies**, 9.9 of this Ordinance. **On-site improvements recommended by the traffic study shall be included in the PD Development Plan** for planned developments that contain (1) 50 or more dwelling units or (2) 5 or more acres of nonresidential development;
13. A development schedule with a generalized phasing schedule, if appropriate. The phasing schedule shall include the number of **Dwelling Units**, total acreage of each residential use, total gross floor area of each non-residential use, **and** percentage and acreage of **Common-Open-Space** to be included in each phase, ~~and percentage, number and acreage of affordable dwelling units to be included in each phase (if applicable);~~
14. A statement indicating how any **Common-Open sSpace**/recreation areas will be owned or managed;
15. A statement indicating how all roads and alleys will be owned and maintained;
16. **A narrative statement defining proposed Stormwater system design approach and system integration within proposed plan. Statement should include conceptual stormwater system design configuration including: site specific natural and man-made features (e.g. wetland, ditches, canals, rivers, water bodies) incorporated within the Stormwater management system; system components; component purpose/function; stormwater system ownership; party(ies) responsible for maintenance. A compliance statement is required referencing applicable South Carolina Department of Health and Environmental Control (SCDHEC) and Charleston County Stormwater Program criteria;**
17. A statement of inclusion and compliance with processes included in the Charleston County Zoning and Land Development Regulations that are not mentioned in the **Planned-Development Guidelines** stipulations;
18. A statement of agreement to proceed with proposed development in accordance with the provisions of these zoning regulations, applicable provisions of the Charleston County *Comprehensive Plan*, and with such conditions as may be attached to any rezoning to the applicable PD district;
19. A statement that **proposed modifications to the approved PD Development Plan shall be processed in accordance with Section 4.25.10;** ~~the provisions of Article 3.10 of this Ordinance shall not apply to the planned development and that all major changes to the planned development must be approved by County Council. Tree variances may be granted in accordance with this Article and all other sections of this Ordinance;~~
20. A description of how the proposed development complies with the approval criteria contained in Sec. **4.25.8(J)** ~~4.23.9(E)(9)~~, **in a list format**, addressing each criterion separately;
21. A historic and archaeological survey identifying all historic and cultural sites, structures and landscapes on the subject property, consistent with Article 9.8, **Historic Preservation**, of this Ordinance. **If there are no resources, a map from SCDAH indicating such must be included.** Any required **on-site** mitigation must be detailed in the **Planned Development Guidelines** Stipulations and proof of coordination with OCRM and/or the South Carolina State Historic Preservation Office must be included;
22. Letters of coordination from all agencies from which the applicant must ~~either~~:
 - a. Obtain permits; or
 - b. Obtain services and/or facilities; and
 - c. Any other information that the **Zoning and Planning** Director determines is necessary to determine whether or not an application complies with the standards established in this Article.



B. The following shall be included on the **proposed** ~~requested~~ Sketch Plan. Multiple Sketch Plans may be submitted. Sketch Plans shall be drawn to scale.

1. The general location and amount of land proposed for each land use including single family residential, multi-family residential, institutional, office, commercial, industrial, common open space/recreation, street use, etc.;
2. Conceptual lot lines;
3. Pedestrian and motor traffic circulation;
4. Location, acreage, and type (freshwater or Critical Line/marsh) of all wetlands as they exist prior to development. The location and acreage of all freshwater wetlands to be developed upon shall be indicated;
5. A tree survey to include all Grand trees (24 inches or greater) on residential lots of one acre or less and in road rights-of-way and easements. ~~Significant trees shall be shown on residential lots greater than one acre.~~ Tree surveys for non-residential uses shall conform with the standards of Sec. 9.3.3, of this Ordinance;
6. Architectural elevations for each type of residential and nonresidential unit;
7. The general location, size, and capacity of all existing and proposed water and sewerlines;
8. Areas to be included in each phase of development, including the location of all common open space areas and/or ~~A~~**Affordable/Workforce-housing Dwelling U** units to be included in each phase;
9. The location of all construction entrances;
10. A Landscaping Sketch Plan including the location and composition of all screening and buffering materials;
- 11. Stormwater Sketch Plan to provide a graphic representation of existing and proposed stormwater system components as defined within Planned Development Guidelines Stormwater narrative;**
12. A Utility Sketch Plan with the location of any on-site natural areas, buffers, trees, and sidewalks that may be impacted by utility facilities including existing and proposed location of any easements or rights-of-way; and
13. Any other information that the **Zoning and** Planning Director determines is necessary to determine whether the application complies with the standards established in this Article.

~~K. **Public Hearing Notice.** Newspaper, Neighbor, Parties in Interest, and Posted notice of the County Council's public hearing shall be provided in accordance with the requirements of Sec. 3.1.6 of this Ordinance.~~

~~L. **Planning Director Review and Report**~~

- ~~1. Once an application is deemed complete and to contain all information required herein by the Planning Director, the application will be scheduled for a Planning Commission meeting and the applicant and other interested parties will be notified in accordance with this Ordinance.~~
- ~~2. The Planning Director shall prepare a staff report that reviews the PD Development Plan application.~~

~~M. **Planning Commission Review and Recommendation.** The Planning Commission shall:~~

- ~~1. review the proposed PD Development Plan and adopt a resolution, by majority vote of the entire membership, recommending that the County Council approve, approve with conditions, or deny the proposed development plan;~~
- ~~2. The Planning Commission's recommendation shall be based on the Approval Criteria of Sec. 4.23.9.E.9.~~
- ~~3. The Planning Commission shall submit its recommendation to the County Council within 30 calendar days of the Planning Commission meeting at which the PD Development Plan was introduced.~~
- ~~4. At any time prior to action by the Planning Commission, the applicant may request that the Planning Commission enter mediation. When mediation is requested, the Planning Commission shall assign one of its members as a representative in mediation proceedings and the Planning Director shall represent the Planning Staff. A majority vote of the entire Planning~~



~~Commission membership in a public meeting shall be required to accept any mediated settlement. An accepted mediated settlement cannot waive the standards of this Ordinance. Prior to beginning talks, applicable time limits for review and action on complete applications must be extended by mutual agreement of the applicant and Planning Commission.~~

~~**N. County Council Hearing and Decision**~~

- ~~1. After receiving the recommendation of the Planning Commission, the County Council shall take action to approve, approve with conditions, or deny the proposed PD Development Plan based on the Approval Criteria of Sec. 4-23.9.C.6. County Council shall hold a public hearing prior to giving second reading to Planned Development/zoning map amendment applications.~~
- ~~2. If the County Council takes action to approve the PD Development Plan, it may require timeframes for development of the entire Planned Development and its individual phases, if any.~~
- ~~3. Within ten (10) working days of approval by County Council of a planned development, the applicant shall submit one (1) paper copy and one (1) digital copy of the approved Planned Development Guidelines and Sketch Plan to the Planning Department. This plan shall contain all changes and conditions approved by Council for staff review; and The approval of a planned development shall deem it to be a new zoning district with its own zoning designation.~~

~~**O. Approval Criteria.** Applications for PD Development Plan approval may be approved only if the County Council determines that the following criteria are met:~~

- ~~1. The PD Development Plan complies with the standards contained in this Article;~~
- ~~2. The development is consistent with the intent of the *Comprehensive Plan* and other adopted policy documents; and~~
- ~~3. The County and other agencies will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed.~~

Sec. 4.25.10 Variances and Other Modifications to Approved PD Development Plans

The Zoning and Planning Director shall determine whether a proposed modification affecting one or more parcels in a previously approved PD Development Plan is considered a minor or major modification, or requires a Variance, pursuant to the criteria in this section. Modifications of approved PD Development Plans are categorized as major or minor depending on the type and extent of proposed changes, as described below:

A. Minor Modifications.

- 1. Increase in Common Open Space area;*
- 2. Decrease in residential Density or number of Dwelling Units;*
- 3. Increase in setbacks;*
- 4. Increase in the area, dimensions, and/or density of landscape buffers;*
- 5. Decrease in building floor area;*
- 6. Decrease in the number or size of signs;*
- 7. Minor shifts in the layout of the land uses in the Sketch Plan; and*
- 8. Minor shifts in the location of access points or internal roadways necessary to resolve regulatory (e.g., SCDOT) permitting issues.*

The Zoning and Planning Director is authorized to approve minor modifications to an approved PD Development Plan.

B. Major Modifications.

- 1. Any modification not considered "minor" pursuant to paragraph A, above, is considered a major modification.*
- 2. Major modifications require an amendment to the PD Development Plan, in accordance with the procedure specified in this Article.*



3. Any PD Amendment must comply with all requirements of this Article.

C. Variances.

- 1. Upon adoption of this Ordinance, the provisions of Article 3.10 of the ZLDR, relating to Variances, shall apply to all approved PD Development Plans with respect to zoning-related dimensional, design, or performance standards on individual lots. Variance applications for trees, setbacks, buffers, height, and maximum Lot/building coverage for individual lots shall be processed pursuant to Article 3.10, Zoning Variances, of this Ordinance. All other proposed modifications, except minor modifications as described above, require an amendment to the PD Development Plan, in accordance with the procedure specified in this Article.**
- 2. The Director's determination does not bind the Board of Zoning Appeals to a particular decision.**

Sec. 4.235.911 Identification on Zoning Maps

Approved PDs shall be indicated on the official **Z** zoning **M**map.

Sec. 4.235.120 Compliance with Other Regulations

- A** Unless expressly stated in this Section or approved at the time of a **PD Development Plan** Planned-D development approval, all applicable standards of this Ordinance and other law shall apply to development within a Planned Development **Zoning District**.
- B** **As described in this Article**, Planned Developments **Zoning Districts** may provide for variations from this Ordinance or other ordinances and the regulations of established zoning districts concerning use, setbacks, lot area, density, bulk and other requirements to accommodate flexibility in the arrangement of uses for the general purpose of promoting and protecting the public health, safety, and general welfare.
- C** All development, other than **Single Family Detached Dwelling Units** residential, shall comply with **Article 3.7**, the **Site Plan Review** Requirements of this Ordinance.

Sec. 4.25.11 Subdivision of Land Located within Approved Planned Developments

All subdivision of land located within approved planned developments shall be deemed a Major Subdivision, as defined in Sec. 8.3.3 of this Ordinance.

CHARLESTON COUNTY PLANNING COMMISSION WORKSHOP
Council Chambers, 2nd Floor, Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive, North Charleston, SC
Immediately following the Planning Commission Meeting

AGENDA
MARCH 8, 2021

- I. CALL TO ORDER**

- II. PRESENTATION AND DISCUSSION: PROPOSED AMENDMENTS TO THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)**
 - a. Planning Commission member discussion**
 - b. Public comments**

- III. ADJOURNMENT**

**CHARLESTON COUNTY ZONING
AND LAND DEVELOPMENT
REGULATIONS ORDINANCE
(ZLDR) REVIEW PROJECT**

Presentation

Public Input

ZLDR REVIEW PROJECT: AFFORDABLE HOUSING INCENTIVES

Charleston County Planning Commission Workshop

March 8, 2021

HISTORY

- 2014: County Council adopted the BCD Regional Housing Needs Assessment (also adopted by all other jurisdictions in the region), the goals of which were:
 1. Increase the proportions of both owner- and renter-occupied housing in the region that are affordable to households earning below 120 percent of the Area Median Income and are located in close proximity to employment centers and existing public infrastructure, as identified in Our Region, Our Plan, by at least ten percent by 2020.
 2. Increase the average hourly wages and salaries in the region paid by existing industries, encourage the recruitment of businesses and industries that pay the wages necessary to afford housing, and train residents to obtain higher paying jobs through coordination with the Charleston Regional Development Alliance (CRDA) and local Economic Development Departments.
- 2017: County Council created a Special Housing Committee (Chaired by Council Member Anna Johnson and including three additional Council Members).
- 2018: The Committee requested assistance from CRDA and the Metro Chamber in identifying how the County can positively impact the affordable housing issue. County staff and CRDA/Chamber staff recommended that the Special Housing Committee appoint a Task Force made of up affordable housing experts who would help us frame the issue and identify solutions and recommend those to the Committee in a six-month time frame. The Committee approved the plan.

DEPARTMENT OF HOUSING & URBAN DEVELOPMENT INCOME LIMITS DOCUMENTATION SYSTEM
 FY 2020- Income Limit Area for Charleston County

<u>Family Size</u>	Extremely Low Income (30%)	Very Low Income (50%)	Low Income (80%)
1 PERSON	\$17,050	\$28,350	\$45,400
2 PERSONS	\$19,450	\$32,400	\$51,850
3 PERSONS	\$21,900	\$36,450	\$58,350
4 PERSONS	\$26,200	\$40,500	\$64,800
5 PERSONS	\$30,680	\$43,750	\$70,000
6 PERSONS	\$35,160	\$47,000	\$75,200
7 PERSONS	\$39,640	\$50,250	\$80,400
8 + PERSONS	\$44,120	\$53,500	\$85,550

**Based on the Median Family Income for Charleston County, which is \$81,000.*

TASK FORCE MISSION

- Make recommendations to the County Council Special Housing Committee that are actionable and sustainable and that will make a meaningful difference toward meeting the projected need for households with incomes at 120 percent or less of the Area Median Income, including potential partners and funding sources.
 - New construction and rehabilitation in close proximity to jobs, transit, and key services.
 - Address disproportionate impacts of housing affordability challenges on vulnerable communities.
- The Task Force met eight times between January 15, 2019 and the June 13, 2019 final report.

HOUSING TASK FORCE MEMBERS

- Finance and Employer:

- Thomas Anderson, SVP, South State Bank, and SC Community Loan Fund Board Treasurer
- Debbie Waid, Retired, SC Community Loan Fund Board Member

- Non-Profit Housing Development and Funding:

- Daniel Brock, Board Member, Housing for All
- Stacy Denaux, CEO, One80Place
- Lynn Bowley, Executive Director, Charleston Habitat for Humanity
- Omar Muhammad, President, Low Country Alliance for Model Communities (LAMC)

- For-Profit Housing Development:

- Buddy Pusser, Director, Civil Engineer, Seamon Whiteside
- Steven Mungo, CEO, Mungo Homes
- Marysa Raymond, Grey Star

- Real Estate:

- Josh Dix, Government Affairs Director, Charleston Trident Area Realtors Association

- Community Development Organization:

- Kelly Price, Sr. Fellow, ICF Management Consulting, SCCLF Board Member

- Faith-Based Organization:

- Rev. Charles Heyward, Charleston Area Justice Ministry

- Regional Coordination

- Sam Skardon, Project Director, One Region

- Residents/Citizens

- Katherine Ferguson, Marketing Manager, Macrostie Historic Advisors

STANDING ADVISORY PANEL MEMBERS

- Urban/Suburban Area Municipal Representatives: City of Charleston, City of North Charleston, Town of Mt. Pleasant, Town of James Island, BCDCOG
- Housing Authorities: North Charleston, Charleston County, City of Charleston
- Legal: Melissa Maddox Evans, General Counsel, Housing Authority of City of Charleston
- Employer: Melanie Stith, VP, Human Resources, Roper St. Francis Healthcare
- Finance: Anna Lewin, SC Community Loan Fund
- Academia/Research: Natasha Hicks, Bloomberg Harvard Fellow – City of Charleston Affordable Housing Tool Kit
- Community: Charleston Redevelopment Corporation, YWCA

KEY ISSUES

1. Scale of the need is huge: Affordability of housing in the County includes residents paying more than 30% of their incomes towards housing.
 - The overall supply of housing units must be increased to meet demand;
 - 78,000 units are needed between now and 2030; and
 - 5,200 net new housing units per year; 2,600 of those should be affordable based on income level.
2. Also need to focus efforts on maintaining, preserving, and rehabilitating existing affordable units.
3. One or more sustained sources of funding paired with policy changes will be needed to be successful.

RECOMMENDED GOAL AND STRATEGIES

Goal:

The County should lead by example in addressing the affordability of housing through public investment, policy framework, and increased housing supply.

Strategies:

1. Greater sustained public investment in affordable housing;
2. A policy framework that allows for affordable housing; and
3. Increase the supply of housing inventory to meet demand
 - Variety of Housing Options:
 - Ownership (single family, townhome)
 - Rental (single family, apartment, townhome)
 - Rehabilitated existing stock
 - Housing Affordability Spectrum:
 - Different options will need to be used for households at different income levels
 - Affordable housing is relative to both income and location

	Immediate Steps	Short-Term Steps	Long-Term Steps
Funding Sources and Leveraging of Funds	<ul style="list-style-type: none"> • Approve a Yellow Sheet to increase property taxes by one mill beginning in FY21 (<i>one mill = approx. \$3.7 million; \$4 on a \$100,000 if charged at 4% and \$6 at 6%</i>) AND commit approx. \$750,000 of those funds for grants for Owner Occupied Rehabilitation of affordable units (in house grants) and grant the remainder to the SC Community Loan Fund (SCCLF) annually. 	<ul style="list-style-type: none"> • Issue a directive to staff to work with the Chamber of Commerce and CRDA to approach municipalities for additional mill increases (or other recurring funding sources) to be granted to the SCCLF. (<i>Continue/expand the Task Force</i>) 	<ul style="list-style-type: none"> • Issue a directive to staff to work with the Chamber of Commerce and CRDA to approach the private sector, academic institutions, and existing businesses for funding and land; Funding to be granted to the SCCLF; Land to be granted to a developer, non-profit group, or Land Trust with a relationship with the SCCLF to provide financing construction or rehabilitation. (<i>Continue/expand the Task Force</i>)
Leveraging Funds	<ul style="list-style-type: none"> • Issue a directive to staff to develop an inter-agency agreement (for Council’s approval) between the County and the SC Community Loan Fund, a 501(C)3 non-profit Certified Community Development Financial Institution (CDFI) with expertise in affordable housing and capacity to leverage funding, enabling the granting of the County funds described above to the SC Community Loan Fund. <ul style="list-style-type: none"> ○ SCCLF will leverage the County funding with other funding for profit and non-profit developers of affordable housing via a revolving loan fund for new construction (owner and renter occupied units) and rehabilitation of existing units. ○ Require that all funds be used for affordable housing projects located in Charleston County (unincorporated and incorporated areas). ○ Require that SCCLF provide an annual report regarding the use of the funds each fiscal year. 		
 <p>Policy Solutions <i>*Note: Already underway as part of the ZLDR Comprehensive Review Project.</i></p>	<ul style="list-style-type: none"> • Approve Ordinances* to: <ul style="list-style-type: none"> ○ Improve existing density incentives for affordable units, including the Rural Area; ○ Increase residential density in the Urban/Suburban Area; ○ Allow duplexes and townhouses by-right in single-family zoning districts in the Urban/Suburban Area; ○ Remove limiting requirements on accessory dwelling units in the Urban/Suburban Area; ○ Reduce parking requirements; ○ Allow alternative development standards in the Urban/Suburban zoning districts for affordable units; and ○ Streamline fee/application cost waivers and permit processing (zoning, building, and stormwater). 	<ul style="list-style-type: none"> • Issue a directive to staff to coordinate with the Chamber of Commerce and CRDA to create an educational campaign regarding what affordable housing really means to develop community buy-in. • Issue a directive to staff to educate the public regarding the reassessment process and rates. 	<ul style="list-style-type: none"> • Issue a directive to staff to work with the Chamber of Commerce and CRDA to coordinate with municipalities and other public agencies to utilize publicly owned land for development of mixed income communities.

TIMELINE

- June 13, 2019: The Task Force presented its final recommendations to the County Council Special Housing Committee for information.
- August 11, 2020: Council voted to approve Funding Resolution Referendum questions proposing a 2-mill tax levy for 20 years to fund a Local Housing Trust Fund and proposing the issuance of general obligation bonds payable from the 2-mill levy maturing over twenty (20) years. The questions were as follows:
 - Question 1: Shall Charleston County Council Levy a two mill tax in Charleston County to fund a Local Housing Trust Fund to Finance affordable housing initiatives operated by Charleston County or jointly operated by the County and other private or governmental entities?
 - Question 2: Shall Charleston County Council issue not exceeding \$130M of general obligation bonds of Charleston County, payable from the levying of two mill tax described in Question 1 above, maturing over a period not to exceed twenty (20) years, to fund initiatives as described in Question 1 above?

TIMELINE (CONT'D)

- November 2, 2020: Referendum results:

Question 1:

Yes	98,001	49.13%
No	101,467	50.87%
Total Votes Cast	199,468	100%

Question 2:

Yes	92,600	47.84%
No	100,958	52.16%
Total Votes Cast	193,558	100%

	Immediate Steps	Short-Term Steps	Long-Term Steps
Funding Sources and Leveraging of Funds	<ul style="list-style-type: none"> • Approve a Yellow Sheet to increase property taxes by one mill beginning in FY21 (<i>one mill = approx. \$3.7 million; \$4 on a \$100,000 if charged at 4% and \$6 at 6%</i>) AND commit approx. \$750,000 of those funds for grants for Owner Occupied Rehabilitation of affordable units (in house grants) and grant the remainder to the SC Community Loan Fund (SCCLF) annually. 	<ul style="list-style-type: none"> • Issue a directive to staff to work with the Chamber of Commerce and CRDA to approach municipalities for additional mill increases (or other recurring funding sources) to be granted to the SCCLF. (<i>Continue/expand the Task Force</i>) 	<ul style="list-style-type: none"> • Issue a directive to staff to work with the Chamber of Commerce and CRDA to approach the private sector, academic institutions, and existing businesses for funding and land; Funding to be granted to the SCCLF; Land to be granted to a developer, non-profit group, or Land Trust with a relationship with the SCCLF to provide financing construction or rehabilitation. (<i>Continue/expand the Task Force</i>)
Leveraging Funds	<ul style="list-style-type: none"> • Issue a directive to staff to develop an inter-agency agreement (for Council’s approval) between the County and the SC Community Loan Fund, a 501(C)3 non-profit Certified Community Development Financial Institution (CDFI) with expertise in affordable housing and capacity to leverage funding, enabling the granting of the County funds described above to the SC Community Loan Fund. <ul style="list-style-type: none"> ○ SCCLF will leverage the County funding with other funding for profit and non-profit developers of affordable housing via a revolving loan fund for new construction (owner and renter occupied units) and rehabilitation of existing units. ○ Require that all funds be used for affordable housing projects located in Charleston County (unincorporated and incorporated areas). ○ Require that SCCLF provide an annual report regarding the use of the funds each fiscal year. 		
 <p>Policy Solutions <i>*Note: Already underway as part of the ZLDR Comprehensive Review Project.</i></p>	<ul style="list-style-type: none"> • Approve Ordinances* to: <ul style="list-style-type: none"> ○ Improve existing density incentives for affordable units, including the Rural Area; ○ Increase residential density in the Urban/Suburban Area; ○ Allow duplexes and townhouses by-right in single-family zoning districts in the Urban/Suburban Area; ○ Remove limiting requirements on accessory dwelling units in the Urban/Suburban Area; ○ Reduce parking requirements; ○ Allow alternative development standards in the Urban/Suburban zoning districts for affordable units; and ○ Streamline fee/application cost waivers and permit processing (zoning, building, and stormwater). 	<ul style="list-style-type: none"> • Issue a directive to staff to coordinate with the Chamber of Commerce and CRDA to create an educational campaign regarding what affordable housing really means to develop community buy-in. • Issue a directive to staff to educate the public regarding the reassessment process and rates. 	<ul style="list-style-type: none"> • Issue a directive to staff to work with the Chamber of Commerce and CRDA to coordinate with municipalities and other public agencies to utilize publicly owned land for development of mixed income communities.

POLICY RECOMMENDATIONS

- **Approve Ordinances to:**
 - Improve existing density incentives for affordable units, including in the Rural Area;
 - Increase residential density in the Urban/Suburban Area;
 - Allow duplexes and townhouses by-right in the single-family zoning districts in the Urban/Suburban Area;
 - Remove limiting requirements on accessory dwelling units in the Urban/Suburban Area;
 - Reduce parking requirements;
 - Allow alternative development standards in the Urban/Suburban zoning districts for affordable units; and
 - Streamline fee/application cost waivers and permit processing (zoning, building, and stormwater).

PLANNING COMMISSION WORKSHOP: AFFORDABLE HOUSING INCENTIVES

1. Comprehensive Plan strategies
2. Current ZLDR affordable housing incentives
3. Proposed ZLDR affordable housing incentives

3.1.3: GENERAL LAND USE POLICIES

Overview

The Land Use Element Goal and Strategies provide direction regarding the overall approach to land use planning in the County. They address the long-term vision for land use and establish strategic actions that County Council can take to carry out the recommendations contained in the Future Land Use and Growth Management sections that follow.

Land Use Element Goal

Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.

Land Use Element Needs

Land Use Element needs include, but are not limited to, the following:

- Reinforcing the significance of the Urban Growth Boundary through interjurisdictional coordination;
- Preserving the rural character of the County;
- Encouraging compact growth where infrastructure already exists; and
- Providing guidance for the location, character, and intensity of land uses.

Land Use Element Strategies and Time Frames

The following strategic actions should be undertaken by the County in support of the purpose and intent of the Land Use Element. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- LU 1. Protect and enhance the environmental quality of natural resources and continue to require restrictive development standards along the OCRM Critical Line to protect water quality, wildlife habitat, and scenic vistas.
- LU 2. Implement design character that enhances the quality of development along commercial corridors, and establish scenic corridors and areas of environmental and cultural significance. Provide vegetated buffers of fifty feet or more between roads and structures where development occurs along or near designated scenic roads.
- LU 3. Foster the rural character of land outside the Urban Growth Boundary, by:
 - Encouraging lower density development;
 - Establishing a pattern of roads and buildings which portrays a traditional

- rural quality of life with large areas dedicated to agriculture or silviculture, or protected in a natural state to provide habitat for native species;
 - Maintaining or enhancing the visual identity of existing scenic roads;
 - Maintaining rural and agriculturally-oriented commercial uses in a dispersed pattern or in low concentrations in nodes at major intersections to support and contribute to the rural quality of life; and
 - Maintaining the overall pattern of very low levels of human influence.
- LU 4. Coordinate land use patterns with transportation, housing, employment and retail development to encourage compact growth in already developed areas, and infill existing vacant sites inside the Urban Growth Boundary.
- LU 5. Reinforce the location of the Urban Growth Boundary and establish criteria to change its location through coordination with the Cities of Charleston and North Charleston, the Town of Mount Pleasant, and service providers.
- LU 6. Continue the *Comprehensive Plan* implementation initiatives adopted by County Council.
- LU 7. Ensure developers contribute a fair share to the costs

- of services associated with development.
- LU 8. Require that any application affecting County resources be reviewed by the County for consistency with the adopted Future Land Use Plan.
- LU 9. Continue innovative planning and zoning techniques such as Clustering or Conservation Design and Form-based Zoning District regulations.
- LU 10. Allow density bonuses beyond the maximum density of the recommended future land use designation when affordable and/or workforce housing units are included in proposed developments in the Urban/Suburban Area, provided there is no negative effect on the existing community.
- LU 11. Near the outer edge of the Urban/Suburban Area, provide transitional areas consisting of lower intensity uses to gradually progress into the adjacent Rural Area.
- LU 12. Ensure development transitions appropriately from residential uses to non-residential uses through similar scale of buildings, architectural styles, and orientation of buildings and parking lots.
- LU 13. Work with historic African American communities and adjacent jurisdictions, when applicable, to create zoning regulations that preserve the unique development patterns and cultural history.



3.6.3: HOUSING ELEMENT GOAL

Quality housing that is affordable will be encouraged for people of all ages, incomes, and physical abilities.

Housing Element Needs

Housing Element needs include, but are not limited to, the following:

- Meeting the projected demand for a growing and diverse population;
- Promoting housing that is affordable to all residents; and
- Ensuring that all homes are safe and structurally sound.

3.6.4: HOUSING ELEMENT STRATEGIES AND TIME FRAMES

The County should undertake the following action strategies in support of the Housing Goal and the other elements of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- H 1. Coordinate with adjacent jurisdictions, the SC Community Loan Fund, and other affordable housing agencies in pursuit of supplying housing that is affordable to all residents.
- H 2. Continue to support funding for affordable and workforce housing agencies such as the SC Community Loan Fund and local housing authorities.
- H 3. Maintain and develop incentives in the *Zoning and Land Development Regulations Ordinance*, such as density bonuses, transfers of density, accessory dwelling units, and mixed-use development provisions to promote diverse housing options that are affordable to all residents and are located within walking distance to services, retail, employment opportunities, and public transportation.
- H 4. Support existing communities by maintaining the existing housing stock and ensuring that infill development preserves and enhances the character of communities.
- H 5. Continue to enforce the Building Code and Beautification Section of the Charleston County Code of Ordinances (Ordinance #1227) and coordinate with other jurisdictions to maintain housing stock in a safe and habitable condition that meet all Federal Emergency Management Agency (FEMA) requirements.
- H 6. Adopt innovative planning and zoning techniques such as Form-Based Zoning District regulations to encourage mixed-use developments with diverse housing options in walking distance to services, retail, and employment opportunities.
- H 7. Continue to encourage provision of housing that is affordable to all residents and meets the needs of the diversifying population (e.g., rental apartments, townhouses, duplexes, and first time home buyer initiatives).
- H 8. Charleston County should be proactive in promoting housing that is affordable to all residents through incentives and removal of regulatory barriers.
- H 9. Support the findings of local and regional housing studies and implement applicable strategies by adopting amendments to the *Zoning and Land Development Regulations Ordinance* and coordinating with other County departments, outside agencies, non-profit organizations, and private businesses/industries.



CURRENT ZLDR INCENTIVES: SEC. 6.4.19 (BY-RIGHT)

Zoning District	Maximum Density	Minimum Lot Area
AG-10*	1 du/5ac	1 acre
AG-8	3 du/ac	8,000 SF
AGR* and RR-3	3 du/ac	8,000 SF
S-3	4 du/ac	8,000 SF
R-4	6 du/ac	4,000 SF

**Not applicable to properties on Wadmalaw or Edisto Islands*

Currently allowed by-right if all units are affordable as defined in the ZLDR: “In the case of dwelling units for sale, housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than twenty-eight percent (28%) of the annual household income for a household earning no more than eighty percent (80%) of the area median income, by household size, for the metropolitan statistical area as published from time to time by the U.S. Department of Housing and Community Development (HUD) and, in the case of dwelling units for rent, housing for which the rent and utilities constitute no more than thirty percent (30%) of the annual household income for a household earning no more than eighty percent (80%) of the area median income, by household size for the metropolitan statistical area as published from time to time by HUD.”

CURRENT ZLDR INCENTIVES: SEC. 6.4.19 (BY-RIGHT)

- Single-family detached affordable housing units in the AG-10 Zoning District must comply with the dimensional standards of the AG-10 zoning district where no standard is listed.
- Single-family detached affordable housing units in the AG-8, AGR, RR-3, S-3, and R-4 Zoning Districts shall comply with the dimensional standards of the R-4 Zoning District where no standard is listed.
- Single-family attached housing units and duplexes are allowed in the R-4 Zoning District.
- Only single-family detached affordable housing units are allowed in the AG-10, AG-8, AGR, RR-3, and S-3 Zoning Districts.

PROPOSED ZLDR INCENTIVES

- Allow density bonuses based on the percentage of affordable and/or workforce units provided.
- Affordable Dwelling Units (AFUs) defined per current ZLDR: “In the case of dwelling units for sale, housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than twenty-eight percent (28%) of the annual household income for a household earning no more than eighty percent (80%) of the area median income, by household size, for the metropolitan statistical area as published from time to time by the U.S. Department of Housing and Community Development (HUD) and, in the case of dwelling units for rent, housing for which the rent and utilities constitute no more than thirty percent (30%) of the annual household income for a household earning no more than eighty percent (80%) of the area median income, by household size for the metropolitan statistical area as published from time to time by HUD.”
- Workforce Dwelling Units (WDUs) defined per current Comprehensive Plan (add this definition to the ZLDR): “Housing affordable to low and moderate income families (those earning up to 120% of the Charleston-North Charleston Metropolitan Statistical Area (MSA) median family income, as defined in the schedule published annually by the U.S. Department of Housing and Urban Development).”

**CURRENT VS. PROPOSED
ZLDR INCENTIVES**

Current ZLDR Incentives		
Zoning District	Maximum Density	Minimum Lot Area
AG-10*	1 du/5ac	1 acre
AG-8	3 du/ac	8,000 SF
AGR* and RR-3	3 du/ac	8,000 SF
S-3	4 du/ac	8,000 SF
R-4	6 du/ac	4,000 SF

Proposed Density, Intensity, and Dimensional Standards: Rural Area			
Zoning District	Maximum density when at least 50% of dwelling units qualify as AFUs and/or WDUs:	Maximum density when 100% of dwelling units qualify as AFUs and/or WDUs:	Minimum Lot Area
AG-10*	1 du/7ac	1 du/5ac	1 acre
AG-8	1 du/4ac	1 du/ac	14,500 square feet
AGR* and RR	2 du/ac	4 du/ac	14,500 square feet

**Not applicable to properties on Wadmalaw or Edisto Islands*

- Only single-family dwelling units allowed.
- Development in AG-10 to comply with AG-10 dimensional standards.
- Development in AG-8, AGR, and RR to comply with R-4 dimensional standards.

Current ZLDR Incentives

CURRENT VS. PROPOSED ZLDR INCENTIVES

Zoning District	Maximum Density	Minimum Lot Area
AG-10*	1 du/5ac	1 acre
AG-8	3 du/ac	8,000 SF
AGR* and RR-3	3 du/ac	8,000 SF
S-3	4 du/ac	8,000 SF
R-4	6 du/ac	4,000 SF

Proposed Density, Intensity, and Dimensional Standards: Urban/ Suburban Area

Zoning District	Maximum Density when at least 25% of dwelling units qualify as AFUs and/or WDUs:	Maximum Density when at least 50% of dwelling units qualify as AFUs and/or WDUs:	Maximum Density when 100% of dwelling units qualify as AFUs and/or WDUs:	Minimum Lot Area
S-3	4 du/ac	5 du/ac	7 du/ac	8,000 square feet
R-4, MHS, RO, GO, NC	8 du/ac	12 du/ac	18 du/ac	4,000 square feet
UR, CC, IN	20 du/ac	24 du/ac	28 du/ac	No minimum lot size

- Development in S-3, R-4, MHS, RO, GO, and CN: All types of dwelling units except multi-family allowed; dimensional standards of R-4 apply.
- Development in UR, CC, and IN: All types of dwelling units allowed; dimensional standards of UR apply.

PROPOSED ZLDR INCENTIVES

- Apply to all overlay zoning districts that do not specifically address affordable and workforce dwelling units; in case of conflict, the Zoning and Planning Director shall determine which standards apply giving deference to the standards that will result in the creation of the most affordable and/or workforce units.
- Reduction in parking requirements:

Land Use	Current Requirements	Proposed Requirements for AFUs/WDUs
AFUs and WDUs: Single-family detached and attached, and duplexes	2 spaces per unit	1 space per unit
AFUs and WDUs: Multi-family, triplexes, and fourplexes	1.5 spaces per 1-bedroom unit; 2 per 2-bedroom unit; and 2.5 per 3-bedroom or larger unit	1 space per studio or 1-bedroom unit; 1.5 per 2-bedroom unit; and 2 per 3-bedroom or larger unit*

**If development is located within 1,200 feet of an approved CARTA, TriCounty Link, or LCRT stop, the following apply: 1 space per studio, 1-bedroom unit, 2-bedroom unit; and 1.5 spaces per 3-bedroom+ units.*

PROPOSED AFU/WDU REQUIREMENTS

- Must be integrated throughout the development and have the same exterior appearance as market rate units.
- Must be provided within each phase of development.
- Studio units must be at least 500 SF in size and no more than 50% of the affordable or workforce dwelling units may be provided in the form of studio units.
- Exterior appearance must be indistinguishable from market-rate units.
- Interior features must be functionally equivalent to market-rate units although the finishes and materials need not be identical.
- Must be comparable to the market-rate units in terms of improvements related to energy efficiency.

PROPOSED AFU/WDU REQUIREMENTS

- Must be deed restricted to remain affordable for at least 20 years from the date of issuance of the certificate of occupancy (the recorded deed shall be submitted prior to the final site plan review approval or final plat recording, as applicable).
- Resale shall be limited by deed restriction to the original sales price, adjusted for inflation, and to a purchaser eligible, for a period of not less than 20 years after the issuance of the certificate of occupancy (the increase permitted for inflation shall be based upon the increase in the Consumer Price Index).
- If, while occupying an affordable or workforce unit, a household's income increases to an amount beyond that permitted in the definition of affordable/workforce unit, the household shall not be required to vacate the unit. However, if/when the household does vacate the premises, the unit shall be sold to a qualifying household, pursuant to the requirements of the ordinance, for the period the unit is deed restricted as an affordable or workforce unit.

PROPOSED AFU/WDU REQUIREMENTS

- Rents must be based on the schedule of Fair Market Rents for the MSA as published annually by HUD.

Final FY 2021 & 2020 Fair Market Rents (FMRs) by Unit Bedrooms					
Year	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
FY 2021 FMR	\$1,000	\$1,059	\$1,207	\$1,544	\$2,010
FY 2020 FMR	\$907	\$1,035	\$1,179	\$1,535	\$2,012

- The minimum lease term for rental units is 31 days.
- Units cannot be short-term rented.

PROPOSED AFU/WDU PERMIT FEES AND REVIEW PROCESSES

- Zoning permit, site plan review, and subdivision plat fees shall be waived upon request and certification that the units meet the requirements.
- Review of applications and issuance of zoning permits shall be prioritized.
- Affordable/Workforce Dwelling Unit Plan required for developments that include market-rate units and affordable/workforce units. Must be submitted as part of all subdivision and site plan review applications and include:
 - The number and form (townhouse, etc.) of market-rate, affordable, and workforce units.
 - The total number of owner and renter occupied affordable/workforce units.
 - The number of bedrooms in each unit.
 - The square footage of each unit.
 - The location of each type of unit within the development.
 - A detailed description of how the developer will ensure compliance with the ordinance throughout the term of affordability.

PROPOSED AFU/WDU AFFIDAVIT REQUIREMENTS

- The owners of properties containing affordable and workforce units must sign and submit an affidavit that verifies understanding of and compliance with the requirements of the ordinance as part of the initial site plan review or subdivision plat application and at the following times:
 - On an annual basis, by June 30th of each year.
 - At least 30 days prior to closing on an affordable/workforce unit.
 - At least 30 days prior to a new tenant occupying a affordable/workforce unit.
 - Any time a lease for an affordable/workforce unit is renewed.

Discussion: Require compliance with waterfront development standards?

PUBLIC INPUT (AS OF NOON ON FEBRUARY 26, 2021)

- A total of 538 letters have been received since December 23, 2020:
- 1 letter in favor of proposed RR-3 changes
- 1 letter in favor of proposed RR-3 and R-4 changes (CTAR)
- 5 letters calling for more public outreach about the changes
- 5 letters calling for no density increased outside the UGB
- 5 letters calling for no more homes on Johns Island
- 35 letters against zoning/density changes in general
- 1 letter against tree removal for development
- 1 letter against the proposed mini-golf and larger housing development projects
- 11 letters against any changes on Seabrook and Kiawah Islands
- 27 letters against any zoning changes until infrastructure issues are addressed
- 1 letter against the proposed RR-3 changes
- 19 letters against the proposed R-4 changes
- 41 letters against zoning changes for property behind Freshfields/along Kiawah Island Parkway
- 384 letters against the RR-3 and R-4 changes on Johns Island / the Sea Islands
- 1 letter against storage units on Johns Island

Public Input

From: [Barbara Reynolds](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Monday, January 11, 2021 11:58:21 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density. The increase in population these changes would cause would be disastrous to Seabrook Island and Kiawah Island.

I respectfully request that you **DISAPPROVE** the RR-3 and R-4 zoning changes.

Sincerely yours,

Barbara L Reynolds
1169 Oyster Catcher Court
Seabrook Island, SC 29455

From: [Patricia Schaefer](#)
To: [CCPC](#)
Subject: [***Low Priority***] oppose Potential Change in Zoning
Date: Monday, January 11, 2021 11:11:10 AM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Patricia and Page Schaefer

2565 Clear Marsh Rd, Johns Island, SC

This email was sent to psphotos13@gmail.com
[why did I get this?](#) [unsubscribe from this list](#) [update subscription preferences](#)
SIAN · Seabrook Island Road · Johns Island, Sc 29455 · USA



From: [Barb Long](#)
To: [CCPC](#)
Subject: Proposed Amendments to the Charleston County Zoning and Land Development Regulations Ordinance
Date: Monday, January 11, 2021 10:57:34 AM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to 6 dwelling units per acre.

These changes would allow over 8,000 more homes on John's Island and 1000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, low elevation land and has significant issues with water events (floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Barbara Long
2347 Andell Way
Johns Island, SC 29455

Sent from my iPhone

From: [Valerie Doane](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Monday, January 11, 2021 10:56:43 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Valerie A. Doane
2923 Deer Point Dr
Seabrook Island, SC 29455

*THANK YOU PRESIDENT TRUMP FOR YOUR LOVE & DEDICATION
TO OUR COUNTRY & FOR PUTTING AMERICA FIRST.
GOD BLESS YOU.*

Sent from my Surface Pro 4
2923 Deer Point Drive
Seabrook Island, S.C. 29455
Phone: 843-768-3532
Cell: 843-901-3336

From: [Tracey Clark](#)
To: [CCPC](#)
Subject: Proposed amendments to the Charleston Co. ZLDR
Date: Monday, January 11, 2021 10:51:44 AM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels). We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Tracey and Michael Clark
340 Beach Club Villa
Seabrook Island

Sent from my iPhone

From: [Elizabeth Woodcock](#)
To: [CCPC](#)
Cc: [Richard Woodcock](#)
Subject: VOTE NO to zone changes @ Johns Island
Date: Monday, January 11, 2021 10:51:18 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Commissioners,

Please note that two of the proposed changes to the ZLDR that are being presented at the **January 11, 2021** Planning Workshop are of great concern to us. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow approximately 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields.

Our islands have a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, **the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.**

The increase in population these changes would cause would be disastrous for Johns Island, Seabrook and Kiawah Islands.

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Sincerely, Richard and Elizabeth Woodcock, 331 Catbrier Court, Kiawah Island

--

Elizabeth W. Woodcock, MBA, FACMPE, CPC
Speaker, Author & Trainer, Woodcock & Associates
Founder & Executive Director, Patient Access Collaborative
Adjunct Assistant Professor, Rollins School of Public Health, Emory

University

404.373.6195 (o)

404.272.2274 (m)

From: [Patricia Short](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Monday, January 11, 2021 10:45:46 AM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

I respectfully request that you **not approve** the RR-3 and R-4 zoning changes.

Regards,

Patricia L. Short
504 Cobby Creek Lane
Seabrook Island, SC 29455

From: [Linda Hart](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Monday, January 11, 2021 10:40:18 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Linda Hart

530 Colby Creek Lane
Seabrook Island

Sent from my iPad

From: [Michelle Evans](#)
To: [CCPC](#)
Subject: RR-3 and R-4 zoning changes
Date: Monday, January 11, 2021 10:17:01 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,
Michelle Evans
1622 Live Oak Park, Seabrook Island, SC 29455

From: [John Reock](#)
To: [CCPC](#)
Subject: Zoning Changes
Date: Monday, January 11, 2021 10:11:38 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

John Reock

1969 Marsh Oak Ln, Johns Island, SC 29455

From: [Marie McNeice](#)
To: [CCPC](#)
Subject: ZLDR zoning RR3- R4 / NO VOTE
Date: Monday, January 11, 2021 10:11:08 AM

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In the interest of full transparency, the names of the stakeholders who stand to most benefit financially from the changes should be fully disclosed.

Dear Commissioners,

Although I support most of the proposed changes to the ZLDR that you will be considering at your January 11, Planning Commission meeting, there are two proposed changes that greatly concern me. These changes are the density increases proposed for the RR-3 and R-4 zoning districts.

Approval of these changes would allow more than 8,000 new homes on Johns Island with an additional 1,000 new dwellings on Seabrook Island near Freshfields Village! Our island has a significant amount of wetlands, sits at a low elevation land, and has significant issues with water events including floods, storm surges, and the effects of rising sea levels. Any zoning change that allows for an 8,000 increase in the number of allowed houses, should be a non-starter. A review of the Dutch Dialogs and supporting documents should be sufficiently convincing.

I, therefore, respectfully request that you vote to disapprove the RR-3 and R-4 proposed zoning changes.

Sincerely,

Andrew and Marie McNeice
3601 Wild Plum Road
Johns Island SC 29455

Sent from my iPhone

From: annkyleedwards@aol.com
To: [CCPC](#)
Subject: RR-3 and R-4
Date: Monday, January 11, 2021 10:08:48 AM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Ann K. Edwards

3208 Wood Duck Place
Seabrook Island, SC 29455

From: gslong@aol.com
To: [CCPC](#)
Subject: Proposed Changes to the ZLDR Presenting January 11
Date: Monday, January 11, 2021 10:03:30 AM

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Dear Commissioners,

Please note that two of the proposed changes to the ZLDR that are being presented at the **January 11, 2021** Planning Workshop are of great concern to us. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields.

Our islands have a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, **the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.**

The increase in population these changes would cause would be disastrous for Johns Island, Seabrook and Kiawah Islands.

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Lee Carpenter-Long

36 Surfsong Road

Johns Island, SC 29455

From: [Philip Mancusi-Ungaro](#)
To: [CCPC](#)
Cc: [Philip Mancusi-Ungaro](#)
Subject: Proposed zoning changes.
Date: Monday, January 11, 2021 10:01:41 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Commissioners,

I had not heard of the proposed changes until it was brought to the attention of Island Residents by the Johns Island Task Force. Perhaps I missed it, but a change of this magnitude should be clearly brought to the affected public's attention.

I recently listened to the zoom presentation of the Johns Island Main Road corridor proposed project and commented on the proposal. Ironically, some of my comments were directed at the lack of zoning controls on the island that have allowed for large developments without road capacity and infrastructure studies to make sure the island can handle the development.

Now I read that the proposed zoning changes would have the opposite effect and allow more density. It is my understanding that two of the proposed changes to the ZLDR that are being presented at the **January 11, 2021** Planning Workshop would increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to allow six dwelling units per acre. I have read that these changes would allow over 8,000 more homes to be built on Johns Island and 1,000 more homes on Seabrook Island near Freshfields village.

These islands have a significant acres of fresh and saltwater wetlands that could be impacted by new development. Much of the land on these islands is low lying and subject to flooding. There are significant issues with high water events (e.g., floods, storm surges, rising sea levels). Allowing higher density will increase the storm water runoff exacerbating the flooding issues and water quality in the adjacent wetlands and creeks that feed the waters and marshes that surround these islands.

As I noted above and in my comments to the Main Rd Corridor project, the existing road system on these islands is currently undersized and does not meet the carrying capacity for existing use levels. Adding more density without linking new development to carrying capacity and infrastructure capacity through a rate of growth ordinance or similar mechanism would overload a currently taxed system.

The increase in density and resulting households these changes would allow would forever impact the rural nature of Johns and Wadlamaw Islands, and impact Seabrook and Kiawah Islands.

I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Philip Mancusi-Ungaro

Sent from my iPhone

From: arec1@aol.com
To: [CCPC](#)
Subject: zoning change
Date: Monday, January 11, 2021 10:01:00 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Commissioners,

Please note that two of the proposed changes to the ZLDR that are being presented at the **January 11, 2021** Planning Workshop are of great concern to us. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields.

Our islands have a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, **the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.**

The increase in population these changes would cause would be disastrous for Johns Island, Seabrook and Kiawah Islands.

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Adele Hoffmeyer and Richard J. Diemer Jr.

From: [Diana Mezzanotte](#)
To: [CCPC](#)
Subject: Against Proposed Zoning Changes for Johns Island and Seabrook Island
Date: Monday, January 11, 2021 9:59:21 AM

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Dear Commissioners,

Please note that two of the proposed changes to the ZLDR that are being presented at the **January 11, 2021** Planning Workshop are of great concern to my husband and me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields.

Our islands have a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels) and it appears that none of this is being taken into consideration when considering density. Another very important point is that the road system on Johns Island is inadequate to meet current needs and would be overwhelmed by greater density. Crowding more people onto these islands is a bad idea from a safety standpoint and environmentally.

The increase in population these changes would cause would be disastrous for Johns Island, Seabrook and Kiawah Islands.

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

David and Diana Mezzanotte

99 Rhatt's Bluff Rd

Johns Island, SC 29455

From: [Paul Stoyanoff](#)
To: [CCPC](#)
Subject: Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Monday, January 11, 2021 9:49:05 AM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Paul and Jana Stoyanoff

1908 Marsh Oak Ln., Seabrook Island, SC, 29455

From: [Gaye Stathis](mailto:b4ki@bellsouth.net)
To: b4ki@bellsouth.net
Cc: [CCPC](#); [iKiawah Listserv](#)
Subject: Re: [iKiawah] Concern for Proposed Zoning Changes
Date: Monday, January 11, 2021 9:45:15 AM

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Do these zoning changes not allow for the construction of the "retirement" project proposed by Kiawah Partners a couple of years ago? The map in the previous emails is very difficult to see even if enlarged. Please provide a link to a map that shows the broader area if possible.

Gaye Stathis
288 Marsh Cove Rd

On Sun, Jan 10, 2021 at 11:32 PM <b4ki@bellsouth.net> wrote:

Dear Commissioners,

Please note that two of the proposed changes to the ZLDR that are being presented at the **January 11, 2021** Planning Workshop are of great concern to us. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields.

Our islands have a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, **the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.**

The increase in population these changes would cause would be disastrous for Johns Island, Seabrook and Kiawah Islands.

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Marilyn & Bill Blizard

736 B Virginia Rail Road

Johns Island

--

Choose REPLY to send a private response to the sender of this email. Choose REPLY ALL to send a message to the entire iKiawah membership.

To post to iKiawah, send email to ikiawah@googlegroups.com
Contact the list administrators directly at insidekiawah@gmail.com

To learn about iKiawah or join, please visit <http://www.insidekiawah.com>

You received this message because you are subscribed to the Google Groups "iKiawah listserv" group.

To unsubscribe from this group and stop receiving emails from it, send an email to

ikiawah+unsubscribe@googlegroups.com.

To view this discussion on the web visit

<https://groups.google.com/d/msgid/ikiawah/015d01d6e7d2%24bde4b880%2439ae2980%24%40bellsouth.net>.

From: [Lynn Maney-McIntosh](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Monday, January 11, 2021 9:39:29 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Commissioners,

Two of the proposed changes to the ZLDR being presented at the January 11 Planning Workshop are of great concern to me. These changes will increase the density for RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Johns Island has a significant amount of low elevation land and has significant issues with water events (e.g. floods, storm surges and rising sea levels).

In addition, I am concerned for the safety of all residents on the island that must use the same one-lane road to exit the island during required evacuations. Obviously higher density housing will increase the number of vehicles and put additional stress on an already burdened infrastructure.

Respectfully yours,

Lynn Maney-McIntosh
3143 Seabrook Island Rd
Seabrook Island, SC 29455

From: [James Sporn](#)
To: [CCPC](#)
Subject: Re-zoning Proposal for Johns Island
Date: Monday, January 11, 2021 9:35:24 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Commissioners:

Two of the proposed changes to the ZLDR that are being presented today, January 11, 2021, to the Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land and significant issues with water event (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you DISAPPROVE the RR-3 and R-4 zoning changes.

Regards,

James R. Sporn
1404 Nancy Island Drive
Seabrook Island, SC 29455

From: [kelly](#)
To: [CCPC](#)
Subject: Proposed zoning change on Kiawah
Date: Monday, January 11, 2021 9:28:55 AM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Sincerely,

Kelly Mullen
407 snowy egret lane
Kiawah, SC 29455

Sent from my iPhone

From: [JUDY MORR](#)
To: [CCPC](#)
Subject: Proposed zoning change
Date: Monday, January 11, 2021 9:18:22 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Judy Morr
3233 Middledam Ct
Seabrook Island

Sent from my iPad

From: [Allen Dasher](#)
To: [CCPC](#)
Subject: Zoning
Date: Monday, January 11, 2021 9:04:26 AM
Attachments: [Zoning.msg](#)

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

From: [A.W. Dittloff](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Monday, January 11, 2021 9:03:12 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Ambrose Dittloff
2674 High Hammock Rd
Seabrook Island, SC. 29455
Sent from my iPad

Ambrose Dittloff
Sent from my iPad

From: [John Murphy](#)
To: [CCPC](#)
Subject: Proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop
Date: Monday, January 11, 2021 8:59:17 AM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

John Murphy
150 Broomsedge Lane
Johns Island, SC 29455

From: [Warren Lasch](#)
To: [CCPC](#)
Subject: Proposed Zoning Change
Date: Monday, January 11, 2021 8:56:01 AM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Warren Lasch
256 Grass Garden Lane

From: [Lynne Copple](#)
To: [CCPC](#)
Subject: Proposed amendments to Charleston County Zoning and Land Development
Date: Monday, January 11, 2021 8:54:56 AM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented today, January 11, at the planning workshop are of great concern to me. These changes will increase the density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to 6 dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands and a significant amount of low land elevation. There are also significant issues with water events such as storm surges, rising sea levels and resulting flooding.

I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,
Lynne Copple
547 Cobby Creek Lane
Seabrook Island, SC

From: dnwirth@aol.com
To: [CCPC](#)
Subject: zoning request
Date: Monday, January 11, 2021 8:47:03 AM

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David and Maggie Wirth

4021 Bridle Trail Dr

Seabrook Island, SC 29455

January 11, 2021

<!--[if !supportEmptyParas]--> <!--[endif]-->

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre. These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields.

Whatever the thinking was when setting these density standards, it is clear that much has changed. Our island has a significant amount of wetlands, a significant amount of low elevation land, and ever increasing significant issues with water events (e.g., floods, storm surges, rising sea levels) due to global temperature rise. In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

Far from an increase in density, I request that consideration be given to decreasing the allowed density in furtherance of efforts to reduce the concerns mentioned above..

Sincerely,

David Wirth

Maggie Wirth

David and Maggie Wirth

From: [George Doolittle](#)
To: [CCPC](#)
Subject: Regarding Proposed Amendments to Charleston County Zoning and Land Development Regulations Ordinance
Date: Monday, January 11, 2021 8:43:34 AM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Best Regards,
George M Doolittle

From: suzanne.echemendia-wirth
To: [CCPC](#)
Subject: Opposition to John's Island zoning change
Date: Monday, January 11, 2021 8:34:08 AM

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Dear Commissioners,

I am writing to express my concern regarding two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Suzanne Echemendía-Wirth
2774 Old Oak Walk
Seabrook Island SC 29455

From: dorothy.costello
To: [CCPC](#)
Subject: Zoning Change on Johns Island
Date: Monday, January 11, 2021 8:13:43 AM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at today's Planning Workshop are of great concern. I understand that these changes increase the density for the RR-3 to one dwelling unit per acre, and revise R-4 zoning districts to six dwelling units per acre, allowing over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island.

Johns, Seabrook and Kiawah Island all have significant wetlands and low elevation land, thus making water events extremely problematic, and increasing zoning density will only exacerbate this situation.

Furthermore, these zoning changes should not even be considered with the widely-acknowledged inadequacy of the road system on Johns Island. All such increases in proposed density should be tabled until the issues with the roads are resolved.

We therefore respectfully request that you disapprove the RR-3 and R-4 zoning changes.

James and Dorothy Costello
591 Piping Plover Lane
Kiawah Island

From: [Maeve.cunningham](#)
To: [CCPC](#)
Subject: Maeve Finan - Disapproval of Potential Change in Zoning
Date: Monday, January 11, 2021 8:12:51 AM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you DISAPPROVE the RR-3 and R-4 zoning changes.

Regards,
Maeve Finan
2557 Clear Marsh Road
Johns Island, SC 29455

From: trj.stpaul@gmail.com
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Monday, January 11, 2021 8:12:41 AM

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Dear Commissioners,
Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre. These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, pending new road expansion plans and construction phases, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

Bottom-line: We need a comprehensive plan before we add more households or I see much pain and depreciation of our wonderful island.

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.
Thanks for your time.

Regards,
Thomas R. Johnson
3606 Beachcomber Run
Johns Island, SC 29455

From: DONALD & LEANE TURNER
To: Joyce Walsh
Cc: b4ki@bellsouth.net; CCPC; kiawah@googlegroups.com
Subject: Re: [Kiawah] Concern for Proposed Zoning Changes
Date: Monday, January 11, 2021 7:39:12 AM

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Can you please send the addresses to whom we should send similar letters?

From my conversations with full time local residents of Charleston, they all agree traffic is an increasing concern - in addition to other impacts on nature and infrastructures.

Thank you,
Leane Turner
Jackstay

Sent from my iPhone

On Jan 11, 2021, at 12:31 AM, Joyce Walsh <jmwwalsh@gmail.com> wrote:

Totally agree!

Joyce and Tom Walsh
229 Glen Abbey
Kiawah Island, SC 29455

On Jan 10, 2021, at 10:32 PM, <b4ki@bellsouth.net> <b4ki@bellsouth.net> wrote:

Dear Commissioners,

Please note that two of the proposed changes to the ZLDR that are being presented at the **January 11, 2021** Planning Workshop are of great concern to us. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields.

Our islands have a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, **the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.**

The increase in population these changes would cause would be disastrous for Johns Island, Seabrook and Kiawah Islands.

We respectfully request that you **disapprove** the RR-3 and R-4 zoning changes.

Regards,

Marilyn & Bill Blizard
736 B Virginia Rail Road
Johns Island

--

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From: [Elizabeth Vingi](#)
Cc: [CDC](#)
Subject: Re: (Kiawah) Concern for Proposed Zoning Changes
Date: Monday, January 11, 2021 6:55:24 AM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the **January 11, 2021** Planning Workshop are of great concern. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields.

Our islands have a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, **the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.**

Berkeley Electric Cooperative already has trouble providing adequate service, we have recently experienced multiple power outages at peak usage times due to their systems being overwhelmed. The infrastructure is simply not adequate to support this level of growth.

The increase in population these changes would cause would be disastrous for Johns Island, Seabrook and Kiawah Islands.

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

-Elizabeth Vingi

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From: [Wayne M. Grzecki](#)
To: [CCPC](#)
Subject: Proposed Zoning Changes
Date: Monday, January 11, 2021 5:48:57 AM

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Commissioners,

Two of the proposed changes to the ZLDR that will be presented and discussed at the 11 January 2021 Planning Workshop are extremely important to us. So important that we are voicing our concerns in this email.

These changes propose to increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre. If adopted, these changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields.

These proposed changes would severely add to the strain on, and overwhelm our roads. The road system on Johns Island is currently inadequate to meet current needs. In addition, our Islands have a significant wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). The increase in population these changes would cause would be disastrous for Johns Island, Seabrook Island, and Kiawah Island.

We respectfully request that you **disapprove** the RR-3 and R-4 zoning changes.

Thank you for your consideration,

Wayne and Maggie Grzecki
79 Trailing Vine Way
Johns Island, SC 29455

From: [Maribeth Schmersal](#)
To: [CCPC](#)
Subject: Concern for Proposed Zoning Changes to Seabrook and John's Islands
Date: Monday, January 11, 2021 3:46:47 AM

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Dear Commissioners,

Please note that two of the proposed changes to the ZLDR that are being presented at the **January 11, 2021** Planning Workshop are of great concern to us. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields.

Our islands have a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, **the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.**

The increase in population these changes would cause would be disastrous for Johns Island, Seabrook and Kiawah Islands.

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Mary E. Schmersal

124 Turnberry Drive

Kiawah Island, SC

From: roncc1701@aol.com
To: [CCPC](#)
Subject: Proposed zoning changes to ZLDR
Date: Monday, January 11, 2021 1:27:55 AM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Audrey Ostroff
120 Spartina Court
Kiawah Island, SC 29455

From: [Robert Sims](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Monday, January 11, 2021 12:58:40 AM

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Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Robert E. Sims, M.D.
3200 Pine Needle Lane
Seabrook Island, S.C.
29455

From: Joyce Walsh
To: b4ki@bellsouth.net
Cc: CCPC-kiawah@googlegroups.com
Subject: Re: [Kiawah] Concern for Proposed Zoning Changes
Date: Monday, January 11, 2021 12:31:31 AM

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Totally agree!

Joyce and Tom Walsh
229 Glen Abbey
Kiawah Island, SC 29455

On Jan 10, 2021, at 10:32 PM, <b4ki@bellsouth.net> <b4ki@bellsouth.net> wrote:

Dear Commissioners,

Please note that two of the proposed changes to the ZLDR that are being presented at the **January 11, 2021** Planning Workshop are of great concern to us. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields.

Our islands have a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, **the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.**

The increase in population these changes would cause would be disastrous for Johns Island, Seabrook and Kiawah Islands.

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Marilyn & Bill Blizard
736 B Virginia Rail Road
Johns Island

--

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From: [Ann Wessel](#)
To: [CCPC](#)
Subject: Proposed Amendments to the Charleston County Zoning & Land Development Regulations Ordinance (ZLDR)
Date: Monday, January 11, 2021 12:25:49 AM

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Dear Commissioners:

Two of the proposed changes to the ZLDR that are being presented at the 1/11 Planning Workshop are of great concern to me. The changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre. These changes would allow such an increase in density of homes without the proper infrastructure. Our island has a significant amount of wetlands, amount of low elevation land issues with major water events (e.g. floods, storm surges and rising sea levels).

For the safety of all current and future residents, I respectfully request that you DISAPPROVE the RR-3 and R-4 zoning changes.

Ann Wessel
2740 Seabrook Island Rd
Johns Island, SC

From: [Stephen Campanella](mailto:Stephen.Campanella)
To: CCPC
Subject: Fwd: [iKiawah] Concern for Proposed Zoning Changes
Date: Sunday, January 10, 2021 11:36:50 PM

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I also oppose these zoning changes based on inadequate roads and infrastructure.

Steve Campanella
430 Snowy Egret Lane
Kiawah Island

Sent from my iPhone

Begin forwarded message:

From: <b4ki@bellsouth.net>
Date: January 10, 2021 at 11:32:15 PM EST
To: <CCPC@charlestoncounty.org>
Cc: <ikiawah@googlegroups.com>
Subject: [iKiawah] Concern for Proposed Zoning Changes

Dear Commissioners,

Please note that two of the proposed changes to the ZLDR that are being presented at the **January 11, 2021** Planning Workshop are of great concern to us. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields.

Our islands have a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, **the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.**

The increase in population these changes would cause would be disastrous for Johns Island, Seabrook and Kiawah Islands.

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Marilyn & Bill Blizard

736 B Virginia Rail Road

Johns Island

--

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From: [Lisa Livingston](#)
To: [CCPC](#)
Subject: Concern for Proposed Zoning Changes
Date: Sunday, January 10, 2021 11:36:31 PM

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Dear Commissioners,

Please note that two of the proposed changes to the ZLDR that are being presented at the **January 11, 2021** Planning Workshop are of great concern to us. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields.

Our islands have a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, **the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.**

The increase in population these changes would cause would be disastrous for Johns Island, Seabrook and Kiawah Islands.

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Sincerely,

Lisa & Eric Livingston

555 Black Duck Court
Kiawah Island

From: b4ki@bellsouth.net
To: [CCPC](#)
Cc: [ikiawah@googlegroups.com](mailto:kiawah@googlegroups.com)
Subject: Concern for Proposed Zoning Changes
Date: Sunday, January 10, 2021 11:32:25 PM

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Dear Commissioners,

Please note that two of the proposed changes to the ZLDR that are being presented at the **January 11, 2021** Planning Workshop are of great concern to us. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields.

Our islands have a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, **the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.**

The increase in population these changes would cause would be disastrous for Johns Island, Seabrook and Kiawah Islands.

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Marilyn & Bill Blizard

736 B Virginia Rail Road

Johns Island

From: [Leroy Blake](#)
To: debraklehman@yahoo.com; [Anna B. Johnson](#); [Jenny C. Honeycutt](#); [CCPC](#)
Cc: debraklehman@yahoo.com; c.walz@stjfd.org; william.thomae@yahoo.com; epbritton@aol.com; stever0002@gmail.com; fbroccolo@gmail.com; robert67@optonline.net; mary.jones4507@att.net; broker1989@msn.com; j.stanley@stjfd.org
Subject: Re: 1/11/21 discussion of zoning Change from R4 to R6
Date: Sunday, January 10, 2021 9:45:06 PM

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We have been under assault(Johns Island) for the last several years. The city of Charleston, Beach Company and the developers will have Johns Island just like James Island if we do not say something. I will be on the zoom meeting tomorrow.
Thanks

-----Original Message-----

From: Debra Lehman <debraklehman@yahoo.com>
To: Anna B. Johnson <ajohnson@charlestoncounty.org>; Jenny C. Honeycutt <jhoneycutt@charlestoncounty.org>; CCPC <ccpc@charlestoncounty.org>
Cc: Debra Lehman <debraklehman@yahoo.com>; Colleen Walz <c.walz@stjfd.org>; Bill Thomae <william.thomae@yahoo.com>; Eric Britton <epbritton@aol.com>; Leroy Blake <lblake357@aol.com>; Steve Rolando <stever0002@gmail.com>; Frank Broccolo <fbroccolo@gmail.com>; Robert Wright <robert67@optonline.net>; Mary Jones <mary.jones4507@att.net>; Isiah White <broker1989@msn.com>; Jackie Stanley <j.stanley@stjfd.org>
Sent: Sun, Jan 10, 2021 12:54 pm
Subject: 1/11/21 discussion of zoning Change from R4 to R6

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

This land is in the Unincorporated section of Johns Island and should be protected from over development and more loss of the rural nature of these islands.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Debra Lehman
Seabrook Island Resident &
St Johns Fire District Commission

From: [Jo Eisenhauer](#)
To: [CCPC](#)
Subject: RR-3 and R-4 zoning changes
Date: Sunday, January 10, 2021 9:36:05 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Jo Eisenhauer

3004 Baywood Dr, Johns Island, SC 29455

From: [Rosemary Dunn](#)
To: [CCPC](#)
Subject: Tomorrow's zoning changes
Date: Sunday, January 10, 2021 9:32:50 PM

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A Y

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the [January 11, 2021](#) Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,
Rosemary & Charles Dunn
53 Cotton Hall
Kiawah Island, SC 29455

Sent from my iPhone

From: [Mike Gwyn](#)
To: [CCPC](#)
Subject: Zoning Changes
Date: Sunday, January 10, 2021 9:29:43 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Michael Gwyn
19 Greensward Road
Kiawah Island, SC

--
Banks Gwyn

From: [Nancy Kupersmith](#)
To: [CCPC](#)
Subject: Zoning change
Date: Sunday, January 10, 2021 9:27:56 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the [January 11, 2021](#) Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Best,

Nancy Kupersmith
2471 The Bent Twig
Seabrook Island, SC 29455
Sent from my iPhone

From: [spcameron](#)
To: [CCPC](#)
Subject: zoning
Date: Sunday, January 10, 2021 9:17:14 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Additional building will aggravate the flooding and traffic problems that currently exist. Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Thank you,

Sue Parkins Cameron
322 Beach Club Villa
Seabrook Island

From: [Alice Cooper](#)
To: [CCPC](#)
Subject: Regarding zoning change
Date: Sunday, January 10, 2021 8:58:10 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). Even with the road improvements that are being proposed, this would greatly decrease the quality of life that Seabrook, Kiawah and Johns Island residents desire.

The increase in population these changes would cause would be detrimental to the Seabrook and Kiawah Islands as we know it. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Alice Cooper
93 Salthouse Lane
Kiawah Island, SC 29455

From: [HARRY BELL](#)
To: [CCPC](#)
Subject: Proposed rezoning on Johns Island
Date: Sunday, January 10, 2021 8:55:18 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the [January 11, 2021](#) Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

Sadly far too often in recent years there have been more deadly motor vehicle accidents due to overloaded roads and inadequate capacity of ingress and egress to the major arteries on Johns Island.

Please note I have been a property owner on Kiawah since 1986 and know first hand how the grow of the Charleston area has impacted the quality of life. The failure to upgrade the infrastructure system, primarily roads, drainage, utilities, and schools to stay ahead of developers is discouraging.

I truly believe the increase in population these changes would

cause would be disastrous for Seabrook and Kiawah Islands.
I respectfully request that you disapprove the RR-3 and R-4
zoning changes.

Regards,

Harry F. Bell, Jr.
54 Kiawah Island Club Drive

304-546-9281 mobile

www.belllaw.com

If you have received this in error, please delete & advise as this is a confidential
communication as defined under all applicable Federal & state laws.

Sent from my iPad

From: [Joyce Phillips](#)
To: [CCPC](#)
Subject: ZLDR
Date: Sunday, January 10, 2021 8:48:16 PM

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Commissioners,

Two of the proposed changes to the ZLDR being presented at the [January 11, 2021](#) Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to 6 dwelling units per acre.

Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Joyce Phillips
736 Spinnaker Beach House
Seabrook Island, SC

From: [Kathryn McDevitt](#)
To: [CCPC](#)
Subject: Zoning Changes
Date: Sunday, January 10, 2021 8:37:38 PM
Attachments: [Objection_email_Seabrook.docx](#)

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From: [Patricia Doolittle](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance
Date: Sunday, January 10, 2021 8:20:47 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Patricia Doolittle

From: [John Pace](#)
To: [CCPC](#)
Subject: Zoning Issue affecting Seabrook/Kiawah
Date: Sunday, January 10, 2021 8:12:06 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the [January 11, 2021](#) Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you [disapprove](#) the RR-3 and R-4 zoning changes.

Regards,

John T Pace, 52 Goldenrod Ct, Kiawah Island

From: [Gail Pace](#)
To: [CCPC](#)
Subject: Rr-3
Date: Sunday, January 10, 2021 8:01:00 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the [January 11, 2021](#) Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Gail Pace
52 Goldenrod Court
Kiawah Island, SC 29455
Sent from my iPad

From: [Martha Goldstein](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 7:54:36 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre. These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Martha Goldstein

2938 Captain Sams Rd, Johns Island. SC 29455

From: [Gail W. Strickler](#)
To: [CCPC](#)
Subject: Proposed Zoning changes
Date: Sunday, January 10, 2021 7:54:31 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the [January 11, 2021](#) Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes. We are already overwhelmed by traffic congestion and overcrowded roads. My concern over the inability for emergency crews to get to both Kiawah and Seabrook Islands cannot be overstated as evidenced by recent traffic accidents and the resulting traffic delays and backups.

Regards,

Gail Strickler

20 Rhetts Bluff Road

Kiawah Island, SC

Sent from my iPad

From: [John Shippee](#)
To: [CCPC](#)
Subject: Proposed changes to ZLDR
Date: Sunday, January 10, 2021 7:52:38 PM

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Dear Charleston County Planning Commissioners,

As residents of Johns Island the proposed changes to the ZLDR that are being presented at the [January 11, 2021](#) Planning Workshop are very concerning. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Even with our current population the road system on Johns Island is inadequate with minor accidents causing major traffic stoppages. Further increases in density would pose a major threat to public safety which would be further magnified under hurricane evacuation conditions. Our island's infrastructure, ecosystems and quality of life would be gravely jeopardized if these zoning changes are approved.

The potential growth in homes and population as a result of these zoning changes would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes. Thank you for your service to our community.

Respectfully,
John & Christine Shippee
78 LeMoyne Lane

From: carmine.degennaro@comcast.net
To: [CCPC](#)
Subject: Proposed zoning changes
Date: Sunday, January 10, 2021 7:47:10 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

carmine.degennaro@comcast.net
843-768-9746
cell 843-408-1146

From: [Jane Marvin](#)
To: [CCPC](#)
Subject: Proposed amendments to Charleston Co. zoning on Johns Island
Date: Sunday, January 10, 2021 7:32:38 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes. Thank you for your consideration.

Jane Marvin
2650 High Hammock Rd
Seabrook Island, SC
336-413-0704

From: [Robin Oliver](#)
To: [CCPC](#)
Subject: Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) Dear Commissioners,
Date: Sunday, January 10, 2021 7:27:12 PM

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To Whom It May Concern

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Evan M. Slavitt
1961 Marsh Oak Lane
Seabrook Is SC. 29455

From: [Lisa Floyd](#)
To: [CCPC](#)
Subject: re-zoning opposition
Date: Sunday, January 10, 2021 7:26:43 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the [January 11, 2021](#) Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Thank you for your kind consideration,
David and Lisa Floyd
Kiawah Island

From: [Robin Oliver](#)
To: [CCPC](#)
Subject: Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) Dear Commissioners,
Date: Sunday, January 10, 2021 7:25:13 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

To Whom It May Concern

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.
Regards,

Robin B Oliver
1961 Marsh Oak Lane
Seabrook Is SC. 29455

Sent from my iPhone

From: [S](#)
To: [CCPC](#); [S](#)
Subject: Proposed changes to ZLDR
Date: Sunday, January 10, 2021 7:24:24 PM
Attachments: [January 10 letter about zoning change.docx](#)

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Dear Commissioners,

Attached is a letter stating my concerns about possible zoning changes which will be addressed at your January 11,2021 meeting. I request that you consider these concerns.

Barbara Vincentsen
1020 Old Wharf Road
Seabrook Island, SC 29455

From: [Melissa Kelly](#)
To: [CCPC](#)
Subject: zoning regulations that would affect the parcels of land that extend from TOSI town hall, behind Freshfields, to and past the Kiawah Island Parkway
Date: Sunday, January 10, 2021 7:12:46 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the [January 11, 2021](#) Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

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The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Dr. Melissa Kelly
18 Greensward and 4856 Green Dolphin Way (Kiawah Island, SC 29455)

From: [Joan Eden](#)
To: [CCPC](#)
Subject: Zoning change
Date: Sunday, January 10, 2021 7:02:41 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the [January 11, 2021](#) Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

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The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Joan Eden

101 Raynor Lane

John's island

Sent from my iPhone

From: [Susan Woglom](#)
To: [CCPC](#)
Subject: Proposed Zoning Changes
Date: Sunday, January 10, 2021 6:53:59 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Commissioners,

I am a property owner and resident of Seabrook Island. I am writing to express my concern about and opposition to, two of the proposed zoning changes to the ZLDR being presented at the Planning Workshop tomorrow, January 11th. These changes would increase the density for the RR-3 that would allow up to 8,000 more homes on John's Island, and 1,000 more homes on Seabrook Island. Seabrook island already has a lot of low elevation land and significant water issues, including flooding. An increase in density would only exacerbate these problems.

I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Thank you for your attention to this matter.

Sincerely,

Susan Woglom
2902 Old Drake Drive
Seabrook Island, SC 29455

Sent from my iPad

From: [Linda Fein](#)
To: [CCPC](#)
Subject: ZLDR
Date: Sunday, January 10, 2021 6:46:00 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Linda Keithan Fein
One Silver Moss Circle, KI SC 29455
lindafein57@gmail.com

From: [Lynn Crane](#)
To: [CCPC](#)
Cc: [Skip Crane](#)
Subject: Regarding Proposed amendments to the ZLDR ordinance
Date: Sunday, January 10, 2021 6:22:13 PM

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Dear Commissioners,

We are very concerned about two of the proposed changes to the ZLDR that will be presented at the January 11 Planning Workshop. These changes are the RR-3 density increase to one dwelling unit per acre and the R-4 zoning revision to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes near Seabrook Island and Freshfields. This area and Seabrook Island have significant wetlands, a great deal of low elevation land, and significant issues with floods, storm surges, and rising sea levels. In addition, the existing infrastructure, even with planned upgrades, simply cannot handle the additional population and traffic.

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Harold and Lynn Crane

3360 Seabrook Island Road

Johns Island, SC 29455

From: [SUSAN LEGGETT](#)
To: [CCPC](#)
Subject: Proposed Changes to ZLDR
Date: Sunday, January 10, 2021 5:53:32 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR to be presented at the January 11th Planning Workshop would be very detrimental to Johns Island and I am writing to request that you disapprove these changes. The changes would increase density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to 6 dwelling units per acre.

As a resident of Johns Island, I have watched the negative effects of rampant building on the island. As is well documented, we have seen significant increases in flooding as well as dramatic increases in traffic, especially in recent years as numerous housing developments pop up almost overnight. The proposed changes in zoning would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields Village.

I implore you to disapprove the RR-3 and R-4 zoning changes.

Sincerely,

Susan Leggett, 3063 Gregg Ct, Johns Island, SC

216-402-1307

From: [James Redman-Gress](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 5:52:48 PM

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Dear Commissioners,

As a resident of Seabrook Island and a business owner on Johns Island, I would ask that you consider controlled growth of Johns Island and vote against RR-3 & R-4.

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,
James Redman-Gress
2738 Old Forest Dr
Seabrook Island, SC 29455

From: [Warren Wesley](#)
To: [CCPC](#)
Subject: Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 5:52:23 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels). It makes no sense to increase the housing density in an already infrastructurally and environmentally stressed area.

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Best regards,

Deborah and Robert Nerhood
1037 Crooked Oak Lane
Seabrook Island, SC 29455

Sent from my iPad

From: [Marcia porter](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 5:51:55 PM

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Dear Commissioners

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with recurring water events (e.g. floods, storm surges, rising sea levels).

At present, roads and infrastructure on Johns Island are inadequate to handle the development already occurring. I am opposed to any zoning changes which would further increase traffic problems and burden the already woefully inadequate roads and infrastructure on Johns Island.

I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Marcia M Porter
2423 The Bent Twig
Seabrook Island, SC 29455

Sent from my iPad

From: [Bendt Themstrup](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 5:51:26 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Bendt Themstrup

2854 Old Drake Drive

Seabrook Island

From: [Joan Sussman](#)
To: [CCPC](#)
Subject: Proposed Zoning Change
Date: Sunday, January 10, 2021 5:48:56 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the [January 11, 2021](#) Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,
Joan and Jerry Sussman

From: [Richard Ames](#)
To: [CCPC](#)
Subject: Seabrook/John's Island Rezoning
Date: Sunday, January 10, 2021 5:42:40 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the [January 11, 2021](#) Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Richard Ames
147 Blue Heron Pond Road
Johns Island, SC 29455

Please note and understand the following:

1. The land is already zoned for development. This change only increases the density.
- 2.

At this time there are NO plans being proposed for the development of this property.

From: [Debra McKenzie](#)
To: [CCPC](#)
Subject: Rezoning
Date: Sunday, January 10, 2021 5:42:32 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Debra McKenzie

1951 Marsh Oak Lane

Johns Island SC 29455

Sent from my iPhone

From: [Karen Prusiewicz](#)
To: [CCPC](#)
Subject: Re-Zoning Changes at Freshfields
Date: Sunday, January 10, 2021 5:38:59 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at tomorrow's Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 changes

Sincerely,

Karen Prusiewicz
265 Governors Drive
Kiawah Island

From: [Barbara Pollock](#)
To: [CCPC](#)
Subject: PROPOSED AMENDMENTS TO CHAS CTY ZONING & LAND DEVELOPMENT REGULATIONS)
Date: Sunday, January 10, 2021 5:33:32 PM

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Commissioners:

It is my understanding that there are a number of proposed changes to the ZLDR being presented at the Jan 11 Planning Workshop. Two of these proposed changes are of great concern to us - namely the proposed increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

The Johns Island Task Force estimates that these changes would allow 8,000+ more homes on Johns Island and 1,000+ more homes on Seabrook Island near Freshfields. Seabrook Island (and the proposed area under consideration) has a significant amount of wetlands and low elevation land. Currently the island is experiencing increasing and significant issues with water events such as flooding, storm surge, rising sea levels, etc.

Increasing the allowable housing density in this fragile area will only exacerbate these problems. Housing developments currently underway and already approved in these areas will put increased burdens on existing poor infrastructure, including roads and drainage systems.

As such, I strongly and respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Respectfully,

Barbara Montagu-Pollock
3150 Privateer Creek Road
Seabrook Island, SC 29455

From: stacy.cunningham
To: [CCPC](#)
Subject: Proposed zoning changes John's Island
Date: Sunday, January 10, 2021 5:23:43 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the [January 11, 2021](#) Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you [disapprove](#) the RR-3 and R-4 zoning changes.

Regards,
Stacy Cunningham
Sent from my iPhone

From: [Jackmahler](#)
To: [CCPC](#)
Subject: Please disapprove the RR-3 and R-4 proposed zoning changes
Date: Sunday, January 10, 2021 5:22:43 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to our family . These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Given the road system on Johns Island is inadequate to meet current needs, we fear these additional dwelling will create a significant risk to individuals needing emergency medical care. It would also exacerbate current environmental threats, especially floods, storm surges and rising sea levels.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Thank you,

John and Marla Mahler
150 Red Cedar Lane
Johns Island, SC 29455

From: [Deb Petersen](#)
To: [CCPC](#)
Subject: Proposed changes to ZLDR
Date: Sunday, January 10, 2021 5:11:24 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the [January 11, 2021](#) Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you **disapprove** the RR-3 and R-4 zoning changes.

Kind regards,

Paul & Debra Petersen
5564 Green Dolphin Way
Kiawah, Island, SC 29455

From: [Johnsie Irwin](#)
To: [CCPC](#)
Subject: Zoning Change for Johns Island
Date: Sunday, January 10, 2021 5:08:39 PM

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Dear commissioners:

Two of the proposed changes to the ZLDR that are being presented at the [January 11, 2021](#) Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Daphne Irwin
Grey Widgeon Lane
Kiawah Island

Sent from my iPhone

From: [John Sesody](#)
To: [CCPC](#)
Cc: seabrksue@att.net
Subject: Proposed amendments to the Charleston County Zoning ZLDR
Date: Sunday, January 10, 2021 5:08:16 PM

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I am forwarding this email on behalf of Susan Coomer.

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Sincerely

Susan Coomer

2833 Cap'n Sams Road

Seabrook Island, SC 29455

From: [Pat Tallman](#)
To: [CCPC](#)
Subject: Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 5:07:52 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Patricia Tallman

2932 Seabrook Island Road
Johns Island, SC 29455

From: [Jane](#)
To: [CCPC](#)
Subject: Zoning changes
Date: Sunday, January 10, 2021 5:03:30 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Jane And Tim Lanfersiek
2161 Royal Pine Drive
Seabrook Island, SC 29455

513-304-1055
e mail: siekup2@yahoo.com

From: [G](#)
To: [CCPC](#)
Subject: RE: Please don't approve
Date: Sunday, January 10, 2021 4:52:20 PM

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Gfw

G@yyyZ.Com

<http://yyyZLtd.com>

From: G <g@yyyz.com>
Sent: Sunday, January 10, 2021 4:51 PM
To: 'CCPC@charlestoncounty.org.' <CCPC@charlestoncounty.org.>
Subject: RE: Please don't approve

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me and many others that currently live in Seabrook & Kiawah. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). **In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.** Just try driving on Bohicket Rd now... it is dangerous. **You really need to fix the congested road issues before expanding the zoning for more houses.**

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Gordon Weis
3365 Coon Hollow

Johns Island, SC 29455

From: [Lauren Macintyre](#)
To: [CCPC](#)
Subject: Proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance
Date: Sunday, January 10, 2021 4:46:25 PM

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Subject: Regarding proposed amendments to the Charleston
County Zoning
and Land Development Regulations Ordinance
(ZLDR)

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to us. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels). *Johns Island and Seabrook Island cannot support this level of density!*

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

James and Lauren Macintyre
1915 Marsh Oak Lane
Seabrook Island

From: [James Murphy](#)
To: [CCPC](#)
Subject: Proposed change to zoning on Johns Island and Seabrook Island
Date: Sunday, January 10, 2021 4:45:54 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

James Murphy
2295 Marsh Hen Dr.
Johns Island, SC 29455

From: [Elizabeth Murphy](#)
To: [CCPC](#)
Subject: proposed zoning change to Johns Island/Seabrook Island
Date: Sunday, January 10, 2021 4:45:53 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards

Liz Murphy
2295 Marsh Hen Dr.
Johns Island, SC 29455

From: [Walt Kennedy](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 4:41:50 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the [January 11](#) Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Walter A Kennedy
2080 Sterling Marsh Lane
Seabrook Island, SC 29455
Sent from my iPhone

From: elizabeth.murphy
To: [CCPC](#)
Subject: Zoning change on Johns Island and Seabrook Island
Date: Sunday, January 10, 2021 4:40:53 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,
Elizabeth Murphy
2295 Marsh Hen Dr.
Seabrook Island, SC 29455

From: [Mary Fleck](#)
To: [CCPC](#)
Subject: Oppose Changes to ZLDR
Date: Sunday, January 10, 2021 4:34:28 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to us. As full time residents of Seabrook Island, we oppose the proposals to increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

Even though there are currently no specific plans to actually develop the land in question, these changes would potentially allow for a significant number of additional homes on Johns Island, including Seabrook Island near Freshfields. Seabrook Island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). The proposed change in density for the land between Seabrook and Kiawah would increase the drain on existing infra-structure--roads, power, water and sewer. Before any additional development or increases in population in undeveloped areas are approved, the infrastructures should be upgraded to meet current demands. For example, the road system on Johns Island is woefully inadequate to meet current needs and would be overwhelmed by greater density in this area.

The increase in population these changes would cause would be disastrous for the quality of life on Seabrook and Kiawah Islands. We respectfully request that you disapprove the RR-3 and R-4 zoning changes and deal with improving the infrastructure on all of Johns Island.

Regards,

Mary and George Fleck
2639 Seabrook Island Road
Johns Island, SC 29455
marybfleck@gmail.com

--

Mary

From: [nanette.ramsey](#)
To: [CCPC](#)
Subject: Proposed changes to ZLDR
Date: Sunday, January 10, 2021 4:27:10 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to us. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,
Fredrick and Nanette Legare
1238 Creek Watch Trace, Seabrook Island

--
Nanette

From: [John Kinne](#)
To: [CCPC](#)
Cc: [Lisa Kinne](#)
Subject: Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 4:23:38 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to us. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

John and Lisa Kinne

2141 Loblolly Lane

Seabrook Island, SC 29455

From: [Jay Smith](#)
To: [CCPC](#)
Subject: proposed changes to the ZLDR
Date: Sunday, January 10, 2021 4:20:14 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

John L Smith
300 Salt Meadow Cove
Kiawah Island, SC 29455

From: [Janet Fine](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 4:20:10 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to us. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels). *In addition, we already have sufficiently dangerous amounts of traffic on the narrow roads in the immediate area to cause ever-rising concern and demand for safer solutions.*

Based on these concerns, we respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Janet and Theodore Fine
1315 Pelican Watch Villas
Seabrook Island

From: [Carol Moreland](#)
To: [CCPC](#)
Subject: Zoning meeting Jan 11
Date: Sunday, January 10, 2021 4:19:22 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the [January 11, 2021](#) Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,
Carol Moreland
4364 Sea Forest Dr.
Kiawah Island, SC

Sent from my iPhone

From: [Joy Millar](#)
To: [CCPC](#)
Subject: Proposed Amendments to the Charleston County Zoning & Land Development Regulations Ordinance (ZLDSR)
Date: Sunday, January 10, 2021 4:18:33 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre. These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

Our roads to and from Seabrook and Kiawah are already FULL... literally. The transformation in the 18 years I have lived on Seabrook is astounding. I see no action, apart from regular "community input" –(hard to get resolution on that!). We cannot have more housing without adequate roads, particularly for those at the far end of Johns Island.

It is truly sad what is happening. I don't see developers being held accountable for the results of their projects.

We turn to you, our commissioners to support and protect those already living here. Bring the people, but in a responsible way. Johns Island is a large island, it can maintain a more rural feel AND be developed. We will hold you responsible.

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Joy Millar
1508 Lady Anna Lane
Seabrook Island, SC 29455
Ph: 843.425.2816

From: [Fran Williams](#)
To: [CCPC](#)
Cc: [Courtney](#)
Subject: Proposed Changes to ZLDR
Date: Sunday, January 10, 2021 4:16:21 PM
Attachments: [Proposed Changes to ZLDR.msg](#)

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From: [Ed Rigtrup](#)
To: [CCPC](#)
Date: Sunday, January 10, 2021 4:11:41 PM

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Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLD)

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Edward Rigtrup MD
973-715-2998
2844 Partridge Walk Ct
Seabrook Island, S C 29455

From: [Rosemary Personal](#)
To: [CCPC](#)
Subject: Proposed Amendments to the Charleston County Zoning & Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 4:11:26 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the [January 11](#) Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Rosemary Kennedy
2080 Sterling Marsh Lane
Seabrook Island, SC 29455

Sent from my iPad

From: [Robert Susinno](#)
To: [CCPC](#)
Subject: Johns Island zoning
Date: Sunday, January 10, 2021 4:06:45 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the [January 11, 2021](#) Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. **I respectfully request that you disapprove the RR-3 and R-4 zoning changes.**

Regards,

Dr. R. Susinno
Kiawah Island

From: [Cynthia](#)
To: [CCPC](#)
Subject: proposed zoning changes - or "are you kidding me that you are even considering this!"
Date: Sunday, January 10, 2021 4:06:17 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me and should be of great concern to you. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes. Please put the needs of the people who live - and vote - in this area over the greed of developers.

Sincerely,
Cynthia Davis

From: [Grace Sines](#)
To: [CCPC](#)
Subject: ZLDR Urgent
Date: Sunday, January 10, 2021 4:05:13 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

It is not a secret that the current road infrastructure cannot support this change. It would be terrible in emergency situations. Please do not allow it.

Please consider instead upgrading the road infrastructure.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Grace Sines
154 Augusta National
<https://gracerosedesigns.com/>

From: [Nolie Barnes](#)
To: [CCPC](#)
Subject: Opposition
Date: Sunday, January 10, 2021 4:02:32 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the [January 11, 2021](#) Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

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The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Nolie Barnes
Sent from my iPhone

From: [Jerry Mcgee](#)
To: [CCPC](#)
Subject: Zoning change
Date: Sunday, January 10, 2021 4:02:09 PM

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Dear Commissioners,

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The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Gerald Mcgee
17 inlet Cove
John's island Sc
Sent from my iPhone
Please excuse typos etc

From: [Brennan](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 4:00:58 PM

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Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Brennan Gardner
3033 High Hammock Rd
Johns Island, SC

From: [Jerry Mcgee](#)
To: [CCPC](#)
Subject: Zoning change
Date: Sunday, January 10, 2021 3:59:31 PM

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Dear Commissioners,

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The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

(Your name)
(Your address)

Sent from my iPhone
Please excuse typos etc

From: [Sherry](#)
To: [CCPC](#)
Subject: Tomorrow's zoning meeting
Date: Sunday, January 10, 2021 3:59:30 PM

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Dear Commissioners,

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The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Sherry Hines
Augusta National
Kiawah island, sc

Sent from my iPhone

From: [Jeff Karbowski](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 3:58:27 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Best Regards,
Jeff Karbowski and Annette DiGiacchino

1916 Marsh Oak Lane
Bohicket Marina Village

From: [Sharon Cohn](#)
To: [CCPC](#)
Subject: Important Zoning Input!
Date: Sunday, January 10, 2021 3:55:25 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the [January 11, 2021](#) Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

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The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Sharon Cohn 58 Salt Cedar Lane

From: [Wendling, Steven J](#)
To: [CCPC](#)
Subject: Oppose Potential Change in Zoning
Date: Sunday, January 10, 2021 3:55:01 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

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The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Steven J. Wendling
4028 Bridle Trail Drive
Seabrook Island, SC 29455

From: [John Wise](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development
Date: Sunday, January 10, 2021 3:53:17 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook

Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low

elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Sincerely,

John P. Wise
2439 Racquet Club Dr
Seabrook Island, SC 29455
207-831-2110



Virus-free. www.avast.com

From: estrobess@aol.com
To: CCPC
Cc: estrobess@aol.com
Subject: Proposed Zoning Changes -- Impacting Seabrook & Kiawah
Date: Sunday, January 10, 2021 3:53:08 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

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The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you DISAPPROVE the RR-3 and R-4 zoning changes.

Regards,

Eric Strobel
3240 Middle Dam Ct.
Seabrook Island, SC 29455

From: [Jerry Keefe](#)
To: [CCPC](#)
Cc: [Nancy Brown](#)
Subject: Fwd: Rezoning
Date: Sunday, January 10, 2021 3:47:47 PM

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Sent from my iPhone

Begin forwarded message:

From: Jerry Keefe <jmk9395@gmail.com>
Date: January 10, 2021 at 3:42:21 PM EST
To: cpc@charlestoncounty.org
Cc: Nancy Brown <nancy.j.brown.foley@gmail.com>
Subject: Rezoning

Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We are further concerned about the increased traffic flow which would result should the zoning be changed. The road infrastructure is currently woefully inadequate and would only be made worse with increased development.

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards, JERRY and SUSAN KEEFE
1968 Marsh Oak lane
Seabrook Island, SC 29455

From: lzegersjisc@comcast.net
To: [CCPC](#)
Subject: Oppose Potential Change in Zoning
Date: Sunday, January 10, 2021 3:44:52 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,
Lynda Zegers
2405 The Bent Twig
Seabrook Island SC 29455

*Life isn't about how to survive the storm,
but how to dance in the rain.*

From: [Cindy Zock](#)
To: [CCPC](#)
Subject: RE proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 3:13:16 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of grave concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! We are at a breaking point concerning facilities and infrastructure. More importantly though, our island also has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Sincerely,

Cindy Zock
1361 Pelican Watch Villas
Seabrook Island, SC 29455

From: [Harry Baram](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 3:07:15 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Harry Baram
2621 Seabrook Island Rd
Johns Island, SC 29455

From: [Nancy Brown](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 3:05:06 PM

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Dear Commissioners,

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These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Nancy Brown
1910 Marsh Oak Ln, Johns Island, SC 29455
843-603-0444

From: [Florence Foley](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 3:04:12 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

--

Florence Foley
1910 Marsh Oak Ln, Johns Island, SC 29455
843-603-0443

From: [Ellen Smith](#)
To: [CCPC](#)
Subject: Johns Island near Freshfields zoning
Date: Sunday, January 10, 2021 2:59:21 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to us. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density. The amount of traffic on Main Road and Bohicket Road is already beyond capacity, yet adding thousands more homes with one or more cars per home. During emergency evacuations and normal traffic flow of contractors, employees, residents, visitors and owners, it is dangerous driving on this road. Unless there is considerable improvement and widening of the existing road, we do not agree with the revised zoning.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,
Ellen and Scott Smith

2440 The Haul Over, Johns Island

From: [Scott](#)
To: [CCPC](#)
Subject: Zoning Change
Date: Sunday, January 10, 2021 2:37:56 PM

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Dear Commissioners,

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These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Scott Peters
2510 Bent Twig Dr.
Johns Island, SC 29455

From: [Dieter H. Lantin](#)
To: [CCPC](#)
Subject: Proposed Zoning change
Date: Sunday, January 10, 2021 2:25:42 PM

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Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre. These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,
Dieter & Heidi Lantin

2535 Seabrook Island Rd.
Johns Island SC 29455
dhlseabrook@gmail.com

From: [Dieter H. Lantin](#)
To: [CCPC](#)
Subject: Proposed Zoning Change
Date: Sunday, January 10, 2021 2:21:29 PM

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Email to CCPC@charlestoncounty.org

Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels). We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Dieter & Heidi Lantin

2535 Seabrook Island Rd.
Johns Island SC 29455

United Interiors International, LLC

USA Office:

2535 Seabrook Island Road
Johns Island SC 29455 - USA
tel: 1-843 768 9400
fax: 1-843 768 9492
Mob: 1-843-901-4130
dhlseabrook@gmail.com
www.uui.aero

Moscow Office:

3rd Str Yamskoe Pole
2 Bldng 13, Office 516
125040 Moscow
Russian Federation
Tel: 7-499-653-5237
Mob: 7-916 518-0781
dieter@uui.aero
www.uui.aero

From: [Diane Woychick](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County zoning and land development regulations ordinance (ZLDR)
Date: Sunday, January 10, 2021 2:09:46 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 planning workshops are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8000 more homes on Johns Island and 1000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g. Floods, storm surges, rising sea levels).

Therefore, I respectfully request that you DISAPPROVE the RR-3 and R-4 zoning changes.

Regards,

Diane Woychick
2864 Captain Sams Road
Johns Island, South Carolina 29455.

From: [David Pickens](#)
To: [CCPC](#)
Cc: [Debbie Pickens](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Seabrook Property Owner Concern
Date: Sunday, January 10, 2021 1:42:24 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook

Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low

elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

David and Debbie Pickens
2284 Seascape Court
Seabrook Island
Johns Island, SC 29455
Cell 704-650-4365
david@cairdllc.com

From: [Lynn Kennedy](#)
To: [CCPC](#)
Date: Sunday, January 10, 2021 1:37:57 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

Our islands have a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

Local history has shown that development is often carried out without concern for infrastructure capacities. This lack of planning and/or enforcement and implementation is not good for our areas. No development should be approved without appropriate infrastructure improvements, and certainly without the necessary upgrades to the infrastructure. We should not be considering an increase in the density for allowed housing in this area prior to infrastructure improvements.

I would recommend maintaining the current 1 acre zoning, and would add a requirement for set-aside buffer zones where no development would be allowed. I do not know if a full environmental impact statement has been made, but I would hope that such a study would identify not only the potential threats to the environment, but also address the implications of inadequate roads, drainage, sewers, flooding and emergency services.

I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Lynn Kennedy
255 Otter Lane, Seabrook Island

From: [Korski, Mollie B](#)
To: [CCPC](#)
Subject: Zoning changes to be presented at eh 1/11/2021 - Johns Island
Date: Sunday, January 10, 2021 1:28:27 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the [January 11, 2021](#) Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Mollie and Robert Korski
1133 Summerwinds Lane
Seabrook Island, SC 29455

Sent from my iPad

This e-mail message (including any attachments) is for the sole use of the intended recipient(s) and may contain confidential and privileged information. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this message (including any attachments) is strictly prohibited.

If you have received this message in error, please contact the sender by reply e-mail message and destroy all copies of the original message (including attachments).

From: [Karen England-Barnola](#)
To: [CCPC](#)
Cc: [Karen England Barnola](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 1:10:28 PM

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Dear Commissioners,

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The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,
Karen Barnola
3113 Seabrook Island Rd
Johns Island, SC 29455

From: [Barry Goldstein](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 1:05:14 PM

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Dear Commissioners,

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We respectfully request that you disapprove the RR-3 and R-4 zoning changes. Regards,

Barry R. Goldstein

2938 Captain Sams Rd, Johns Island. SC 29455

From: [John Sesody](#)
To: [CCPC](#)
Cc: [John Sesody](#)
Subject: Proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 1:04:59 PM

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Dear Commissioners,

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These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

John Sesody

2991 Hidden Oak Drive

Seabrook Island, SC 29455

From: [Lori Kyle](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 12:59:26 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Lori & Wallace Kyle

2233 Oyster Catcher Court
Seabrook Island

From: [Debra Lehman](#)
To: [Anna B. Johnson](#); [Jenny C. Honeycutt](#); [CCPC](#)
Cc: [Debra Lehman](#); [Colleen Walz](#); [Bill Thomae](#); [Eric Britton](#); [Leroy Blake](#); [Steve Rolando](#); [Frank Broccolo](#); [Robert Wright](#); [Mary Jones](#); [Isiah White](#); [Jackie Stanley](#)
Subject: 1/11/21 discussion of zoning Change from R4 to R6
Date: Sunday, January 10, 2021 12:54:49 PM

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Dear Commissioners,

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These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

This land is in the Unincorporated section of Johns Island and should be protected from over development and more loss of the rural nature of these islands.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Debra Lehman
Seabrook Island Resident &
St Johns Fire District Commission

From: [WILLIAM SAX](#)
To: [CCPC](#)
Subject: John's Island Proposed Zoning Change
Date: Sunday, January 10, 2021 12:47:55 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 zoning district and revising the R-4 zoning district to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook & Kiawah Islands near Freshfields.

These islands have a significant amount of wetlands and low elevation land. There are regular significant issues with water events (e.g., floods, storm surges, rising sea levels).

Additionally, the current roads cannot handle the existing traffic, with substantial backups. This change will other make matters worse.

I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

William Sax
2465 Racquet Club Drive
Seabrook Island, SC

From: [Bob Montague](#)
To: [CCPC](#)
Date: Sunday, January 10, 2021 12:37:53 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Robert D. Montague
2121 Kings Pine Drive
Johns Island, SC 29455

From: [Sam Dolinsky](#)
To: [CCPC](#)
Subject: Proposed Zoning Changes
Date: Sunday, January 10, 2021 12:34:49 PM

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County Commissioners:

Two of the proposed changes to the ZLDR being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! With no relief on current infrastructure issues in sight, I am left to wonder who is taking a holistic look at the consequences of opening up this corridor for further extensive development.

Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels). Even in its current state, access and egress from this area is hazardous, especially in times of significant threats of natural disaster.

I respectfully request that you **disapprove** the RR-3 and R-4 zoning changes proposal.

Thank you.

Sam Dolinsky
3270 Privateer Creek Road
Seabrook Island, SC 29455

From: [Sue Dostal](#)
To: [CCPC](#)
Subject: Against Proposed Changes to the ZLDR
Date: Sunday, January 10, 2021 12:18:11 PM

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Dear Commissioners,

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We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Sue Dostal

msd1746@aol.com

1912 Long Bend Drive, Johns Island, SC 29455

From: [John Woychick](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County zoning and land development regulations ordinance (ZLDR)
Date: Sunday, January 10, 2021 12:10:36 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 planning workshops are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre. These changes would allow over 8000 more homes on Johns Island and 1000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g. Floods, storm surges, rising sea levels).

Therefore, I respectfully request that you DISAPPROVE the RR-3 and R-4 zoning changes.

Regards,

John Woychick,
2864 Captain Sams Road
Johns Island, South Carolina 29455.

Email: johnwoychick@yahoo.com
Phone: 570-856-2355
Sent from my iPhone

From: [Linda Saver](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 11:40:25 AM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Linda and Greg Saver
2032 Sterling Marsh Lane
Seabrook Island, SC. 29455

Sent from my iPad

From: [lhessberg](#)
To: [CCPC](#)
Subject: Proposed changes to Johns Island zoning
Date: Sunday, January 10, 2021 11:39:39 AM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to us. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels).

In addition, the road system on Johns Island is inadequate to meet current needs, let alone this increased use. Indeed, there should be no movement in this direction without prior plans and approval on ways to mitigate such traffic increase, which will already be under pressure from Kiawah River Estates..

Protections in place to restrict commercial development in this area would also be rendered almost moot by allowing this increased density.

The increase in population these changes would cause could be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Lee & Lois Hessberg
3450 Deer Run Drive
Johns Island, SC 29455

From: [Todd Lynch](#)
To: [CCPC](#)
Subject: Zoning change request
Date: Sunday, January 10, 2021 11:13:31 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system and general infrastructure on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density. Have you tried to grocery shop at HT during rental season? It's already a disaster. We have plenty of money in this area already. Please do not provide a path for an even greater population problem than we already have.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Todd Lynch
2455 The Haul Over
Johns Island

--
Todd Lynch

From: [DEBRA SMITH](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 10:59:14 AM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels). The overcrowding on the roads is significant and MUST be addressed before further development can be considered.

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,
Mark M. Smith
Debra B. Smith
2555 Seabrook Island Road
Seabrook Island, SC

From: [Joanne](#)
To: [CCPC](#)
Cc: doug.fagan@staples.com
Subject: Regarding Proposed Amendments to the Charleston County Zoning and Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 10:52:38 AM

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Sent from [Mail](#) for Windows 10

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-4 zoning districts to six dwelling units per acre.

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cant amount of wetlands, has a significant amount of low elevation land, and has significant issues
, floods, storm surges, rising sea levels).

t that you disapprove the RR-3 and R-4 zoning changes.

agan

29455

From: [Warren Kimball](#)
To: [CCPC](#)
Subject: Zoning changes on Johns Island
Date: Sunday, January 10, 2021 10:45:11 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to us. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a very significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Sally & Warren Kimball

2540 Otter Lane

Johns Island, SC

843-768-3879

From: [Ted Fine](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 10:38:55 AM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

There are many reasons why I do not support these changes. My most important one is that until the county comes to some resolution regarding the roads of Johns Island, they should not consider adding additional homes.

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Ted Fine

1315 Pelican Watch Villas
Seabrook Island, SC 29455

From: [Charles T. Riehl](#)
To: [CCPC](#)
Subject: FW: Proposed change to ZLDR January 11, 2021
Date: Sunday, January 10, 2021 10:32:16 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

From: Charles T. Riehl
Sent: Sunday, January 10, 2021 10:19 AM
To: 'ctriehl123@gmail.com' <ctriehl123@gmail.com>
Subject: FW: Proposed change to ZLDR January 11, 2021

Dear Commissioners:

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise the R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8000 more homes on Johns Island and 1000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g. floods, storm surges, rising sea levels). In addition the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards

Charles T. Riehl
2649 Seabrook Island Road
Johns Island S. C. 29455

[Charles T. Riehl](#)

OF COUNSEL

DIRECT LINE (216) 928-2895

1301 E. Ninth St. | Suite 3500 | Cleveland, OH 44114

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From: [Mark Doane](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 10:32:15 AM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Mark L Doane
2923 Deer Point Dr
Seabrook Island, SC 29455

From: [William Jasper](#)
To: [CCPC](#)
Subject: Zoning Change Concerns
Date: Sunday, January 10, 2021 10:27:28 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the [January 11, 2021](#) Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

William Jasper

11 Little Rabbit Lane

Johns island, SC 29455

Sent from my iPad

From: deborah.wiehn
To: CCPC
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 10:25:11 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Email to CCPC@charlestoncounty.org

Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

(Wilfred D. Wiehn

Deborah A. Wiehn

2830 Old Drake Drive, Seabrook Island SC 29455

In order to get this message to as many as possible, I am asking that if you feel you can support the position (in the email), please forward to any friends and neighbors that you feel would be receptive. Please understand the following:

1. The land is already zoned for development. This change only increases the density.
2. At this time there are NO plans being proposed for the development of this property.

There are many reasons why I do not support these changes. My most important one is that until the county comes to some resolution regarding the roads of Johns Island, they should not consider adding additional homes.

Thank you for your consideration of this request.

From: [mbdacey](#)
To: [CCPC](#)
Subject: ZLDR
Date: Sunday, January 10, 2021 10:19:40 AM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,
Mary Beth Dacey
2072 Sterling Marsh Lane
Seabrook Island

From: [Jim Wolitarsky](#)
To: [CCPC](#)
Subject: Proposed Amendments to the Charleston County Zoning and Land Development Ordinance (ZLDR)
Date: Sunday, January 10, 2021 10:06:56 AM

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Dear Commissioners:

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These proposed changes are the increase in housing density for the RR-3 and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields.

Seabrook Island has a significant amount of wetlands and very low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels). Further, traffic on already inadequate local area roads is already extremely heavy with almost daily accidents making it worse.

We respectfully request that you DISAPPROVE the RR-3 and R-4 zoning changes.

Regards,

Sincerely,

James W. Wolitarsky
2805 Mallard Lake Drive
Seabrook Island, SC 29455

From: [Lee Weber](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 9:58:22 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the [January 11](#) Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Warren and Lee Weber

3036 Marsh Haven Road

Seabrook Island, SC 29455

From: [David Discher](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 9:46:21 AM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels). Until the county comes to some resolution regarding the roads of Johns Island, additional housing developments and increasing density should not be considered.

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.
Regards,

Joan and Dave Discher
1376 Pelican Watch Villas
Seabrook Island/Johns Island

From: [Charlane Faught](#)
To: [CCPC](#)
Subject: Zoning
Date: Sunday, January 10, 2021 9:41:12 AM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Charlane Faught

1801 long bend drive. Seabrook island sc 29455

Sent from my iPhone

From: [Ava Kleinman](#)
To: [CCPC](#)
Subject: Proposed Zoning Change
Date: Sunday, January 10, 2021 9:40:38 AM

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Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

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We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Respectfully submitted,

Ava Kleinman
1400 Nancy Island Drive
Seabrook Island

From: christine.dudzik
To: [CCPC](#)
Subject: Proposed Amendments to ZLDR Rezoning
Date: Sunday, January 10, 2021 9:39:51 AM

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Dear Commissioners,

I am opposed to the two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Christine A. Dudzik
2857 Baywood Drive

Seabrook Island. SC

From: [Deborah Guthrie](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 9:38:31 AM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Deborah Guthrie

2405 Cat Tail Pond, Johns Island, SC 29455

--

Deborah

Deborah L. Guthrie

401.487.8287

dguthrie@guthriefundraising.com

From: [Wayne Gadberry](#)
To: [CCPC](#)
Subject: Oppose Potential Change in Zoning
Date: Sunday, January 10, 2021 9:36:16 AM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

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The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Wayne & Cherie Gadberry
2939 Seabrook Island Rd
Johns Island, SC 29455

President/CEO
Magnum
3000 7th Ave N
PO box 2023
Fargo, ND 58107-2023
www.magnumlog.com
701-297-6201 Office

701-280-5720 Fax

From: [Tracey Wright](#)
To: [CCPC](#)
Subject: Oppose Potential Change in Zoning
Date: Sunday, January 10, 2021 9:26:57 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear
Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over

8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4

zoning changes.

Regards,

Tracey Wright
730 Spinnaker
Beachhouse VI
Johns Island, SC
29455

From: [Chris Ryan](#)
To: [CCPC](#)
Cc: [Chris & Kate Ryan](#)
Subject: Zoning Changes
Date: Sunday, January 10, 2021 9:23:02 AM

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Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to us. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over **8,000** more homes on Johns Island and **1,000** more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels) – not to mention water/sewage concerns.

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Respectfully,

Chris and Kathryn Ryan

From: janis.skeffington
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 9:20:53 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the [January 11](#) Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Janis C. Skeffington
3180 Pine Needle Lane
Johns Island, SC 29455

Sent from my iPad

From: [Richie Bavasso](#)
To: [CCPC](#)
Subject: Objection to Zoning Change...
Date: Sunday, January 10, 2021 9:20:22 AM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021, Planning Workshop are of great concern to me. These changes increase the density for the RR-three to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant number of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

R. A. Bavasso
2345 Andell Way
Seabrook Island, SC 29455

From: klbabb@comcast.net
To: [CCPC](#)
Subject: Potential Change in Zoning
Date: Sunday, January 10, 2021 9:04:33 AM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Karen L. Babb

INTERIORS

3305 Seabrook Island Road
Johns Island, SC 29455
Ph: 843.202.0020
Cell: 609.457.9101
Email: klbabb@comcast.net
Website: <https://www.klbinteriors.net/>

From: [Bill Thomas](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 9:01:38 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me and my wife. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Bill and Jackie Thomas
2135 Royal Pine Drive
Seabrook Island, SC 29455

"We do not borrow the earth from our Ancestors, we borrow it from our Children"

From: kenneth.r.oster@gmail.com
To: CCPC
Cc: kenneth.r.oster@gmail.com
Subject: Proposed zoning changes for Johns Island
Date: Sunday, January 10, 2021 8:53:12 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Kenneth R. Oster
3084 Seabrook Village Dr.
Seabrook Island SC

From: [Mary Wells](#)
To: [CCPC](#)
Subject: Proposed Zoning Changes
Date: Sunday, January 10, 2021 8:52:03 AM

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Dear Commissioners,

We learned only yesterday of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop and we write to ask that you not approve them.

These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre. If enacted they would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. The increase in population these changes would cause would be disastrous. We have a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

<!--[if !supportLineBreakNewLine]-->
<!--[endif]-->

Yours truly,

Mary and Joe Wells

2350 Cat Tail Pond Road

Seabrook Island, SC 29455

From: [Mary Glickman](#)
To: [CCPC](#)
Subject: Proposed Amendments to the ZLDRO
Date: Sunday, January 10, 2021 8:43:49 AM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Mary Glickman

1008 Embassy Row Way

Johns Island, SC 29455

From: [Ralph Poirier](#)
To: [CCPC](#)
Subject: Zoning changes
Date: Sunday, January 10, 2021 8:33:58 AM
Attachments: [Zoning changes.msg](#)

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From: [Nancy Van Gieson](#)
To: [CCPC](#)
Subject: Proposed Amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 8:32:51 AM

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Dear Commissioners,

Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels). Additionally, the inadequacy of the roads on Johns Island, including those that lead to Seabrook Island, has already been established and the proposed changes, and additional homes, would only serve to exacerbate an already tenuous, and sometimes, deadly road system.

We respectfully request that you DO NOT APPROVE the RR-3 and R-4 zoning changes.

Regards,

Nancy and John Van Gieson
3203 Wood Duck Place
Seabrook Island, SC 29455

From: [JANE OVENDEN](#)
To: [CCPC](#)
Subject: Johns Island Zoning
Date: Sunday, January 10, 2021 8:02:56 AM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the [January 11, 2021](#) Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Jane Ovenden
3083 Marshgate Drive
Seabrook Island

From: [Larry Burke](#)
To: [CCPC](#)
Subject: John's island rezoning proposal
Date: Sunday, January 10, 2021 7:44:54 AM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the [January 11, 2021](#) Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Henry Burke
2920 Seabrook Island Rd
John's Island, SC

From: [Carolyn McCormack](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 7:34:38 AM

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Dear Commissioners

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to us. These changes are the increase in density for RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields!

Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels.)

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Chris and Carolyn McCormack
3207 Wood Duck Place
Johns Island, SC 29455
Sent from my iPhone

From: [Ted & Ruth Ann Henderer](#)
To: [CCPC](#)
Subject: Johns Island Zoning Cganges
Date: Sunday, January 10, 2021 7:31:05 AM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Ted & Ruth Ann Henderer
3221 Privateer Creek Rd
Seabrook Island SC 29455
843-276-2007 T
706-339-9039 RA

From: [Maw](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 7:03:15 AM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Mollie A. Weis

3365 Coon Hollow Dr.

Johns Island, SC 29455

From: mgoep@aol.com
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 6:38:33 AM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Laura Goepfert

1502 Marsh Haven Rd. Seabrook Island

From: [Mitch Pulwer](#)
To: [CCPC](#)
Subject: Zoning changes
Date: Sunday, January 10, 2021 6:22:42 AM

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Dear Commissioners,

I am opposed to two of the proposed changes to the ZLDR that are being presented at the [January 11th 2021](#) Planning Workshop. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands and low elevation “dry land”. We already experience on-going issues with water events (e.g., flooding, storm surges, high tidal issues). In addition and due to poor planning, the road system on Johns Island is completely inadequate to meet current needs and would therefore be overwhelmed by greater density. Although there may be plans to change some of the infrastructure, it is unlikely to be effective for many years.

The increase in density and population these changes will bring would be a disaster for Seabrook and Kiawah Islands. I am confident that the people in charge of planning have the vision and foresight to see the problems these changes would cause for existing residents and will reject these changes. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Best regards,

Mitchell J. Pulwer
2270 Bohicket Creek PI
Seabrook Island, SC 29455

Sent from my iPad

From: [Dory Munder](#)
To: [CCPC](#)
Subject: CHANGE IN ZONING
Date: Saturday, January 09, 2021 11:45:17 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the [January 11, 2021](#) Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you [disapprove](#) the RR-3 and R-4 zoning changes.

Regards,

Dory Munder
2102 Landfall Way
Seabrook Island, SC
29455

Sent from my iPhone

From: [richard.jones](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Saturday, January 09, 2021 11:02:47 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you **disapprove** the RR-3 and R-4 zoning changes.

Regards,

Karen Nuttall
2525 Pelican Perch
Johns Island, SC 29455

Sent from my iPhone

From: [Ed Galto](#)
To: [CCPC](#)
Subject: FW: Zoning Changes Johns Island
Date: Saturday, January 09, 2021 10:51:44 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Edward J Galto
3003 Hidden Oak Drive
Seabrook Island, SC 29455

From: [Kathi McDaniel](#)
To: [CCPC](#)
Subject: Proposed Amendments to the Charleston County Zoning and Land Development Regulations Ordinance
Date: Saturday, January 09, 2021 10:36:34 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Kathi McDaniel
3037 Marshgate Drive
Johns Island, SC
Home: 843-768-1611
Cell: 843-834-4476

From: [Alex Fernandez](#)
To: [CCPC](#)
Subject: Zoning Change
Date: Saturday, January 09, 2021 10:08:13 PM
Importance: High

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

ALEXANDER F FERNANDEZ
418 Snowy Egret Lane
Kiawah Island, SC 29455

From: [REF-Verizon](#)
To: [CCPC](#)
Subject: County Zoning
Date: Saturday, January 09, 2021 10:07:35 PM

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Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has increasing issues with water events (e.g., floods, storm surges, rising sea levels). Our roadways are desperately in need of expansion since they are overtaxed and need immediate improvement. Adding further homes at this time is totally against needs for Johns Island and our communities.

We respectfully request that you **disapprove** the RR-3 and R-4 zoning changes.

Sincerely,

Richard E. Fleming, Jr.
2787 Little Creek Road
Seabrook Island, SC 29455

From: [Kathy Maher](#)
To: [CCPC](#)
Subject: Proposed amendments to Charleston County Zoning
Date: Saturday, January 09, 2021 9:16:11 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,
Kathy and Ed Maher
3315 Seabrook island Road
Johns island, SC 29455

From: [VICTORIA AGRESTA](#)
To: [CCPC](#)
Subject: Zoning Concern
Date: Saturday, January 09, 2021 8:59:12 PM

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>

> Subject: Regarding amendments to the Charleston Count Zoning and Land Development Regulations Ordinance (ZLDR)

>

> Daer Commissioners,

>

>

>

> Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the

>

> RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre. These changes would allow over 8,000 more homes on Johns Island and 1,000 more

>

> homes on Seabrook Island near Freshfields! Our land has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events

>

> (e.g., floods, storm surges, rising sea levels)

>

> We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

>

> Regards,

>

> Victoria E. Agresta-Little

From: [Diane Eberhard](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Saturday, January 09, 2021 8:50:28 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to us. These changes are the increase in density for the RR-3 to one

dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook

Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low

elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Tom & Diane Eberhard
2560 The Bent Twig
Seabrook Island, SC 29455

(269)506-6269

eberhard.diane@gmail.com

From: [Charlotte Moran](#)
To: [CCDC](#)
Subject: proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Saturday, January 09, 2021 8:35:12 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre. These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Charlotte Moran
2530 The Bent Twig Drive,
Seabrook Island, SC 29455

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Trump May Have Leaned on Georgia Investigator
<https://urldefense.com/v3/http://thirdpartyoffers.juno.com/TGL3141/5ffa59873f2fe59876eb8st04vuc1...!!FyuN5H5wA9FHAKde!srG3RELYWhOu10pBzMIgCc!JF6oAkSSnrdJRCygzEFgsJYkFceeqWsqukeNj5YgcUcS>
Lectern Guy, QAnon Shaman Among Arrests
<https://urldefense.com/v3/http://thirdpartyoffers.juno.com/TGL3141/5ffa598762db459876eb8st04vuc2...!!FyuN5H5wA9FHAKde!srG3RELYWhOu10pBzMIgCc!JF6oAkSSnrdJRCygzEFgsJYkFceeqWsqukeNj1xnHh305>
Rush Limbaugh Deactivates Twitter Account
<https://urldefense.com/v3/http://thirdpartyoffers.juno.com/TGL3141/5ffa5987864f259876eb8st04vuc3...!!FyuN5H5wA9FHAKde!srG3RELYWhOu10pBzMIgCc!JF6oAkSSnrdJRCygzEFgsJYkFceeqWsqukeNj1xnHh305>

From: [SCOTT CLARK](#)
To: [CCPC](#)
Subject: Zoning Regulation Change
Date: Saturday, January 09, 2021 8:15:32 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the [January 11, 2021](#) Planning Workshop are of great concern to us. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Paul Scott and Heather Lynn Clark
2501 The Haul Over
Seabrook Island, SC 29455

Sent from my iPhone

From: [Ann-Stewart Boss](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Saturday, January 09, 2021 7:56:17 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Ann-Stewart Boss

--

Ann-Stewart Boss
[301-229-3334](tel:301-229-3334) (H)
[240-507-0230](tel:240-507-0230) (C)

From: [joanne gallivan](#)
To: [CCPC](#)
Subject: Oppose Potential Change in Zoning
Date: Saturday, January 09, 2021 7:52:57 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Thank you.

Joanne Gallivan
2759 Old Oak Walk

Seabrook Island

This email was sent to gallivanjoanne@gmail.com
[why did I get this?](#) [unsubscribe from this list](#) [update subscription preferences](#)
SIAN · Seabrook Island Road · Johns Island, Sc 29455 · USA



From: [Calista Woodbridge](#)
To: [CCPC](#)
Subject: Vote NO on RR-3 & RR-4 proposed Zoning Changes
Date: Saturday, January 09, 2021 7:42:40 PM

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Dear Commissioners,

Although I support some of the proposed changes to the ZLDR that you will be before you at your January 11, 2021 Planning Commission meeting, there are two proposed changes that I do not agree with. These changes are the density increases proposed for the RR-3 and R-4 zoning districts.

Approval of these changes would allow more than 8,000 new homes on Johns Island with an additional 1,000 new dwellings on Seabrook Island near Freshfields Village. Our island has a significant amount of wetlands, sits at a low elevation land, and has significant issues with water events including floods, storm surges, and the effects of rising sea levels. Any zoning change that allows for an 8,000 increase in the number of allowed houses is unacceptable. A review of the Dutch Dialogs and supporting documents should be sufficiently convincing.

I respectfully request that you vote to disapprove the RR-3 and R-4 proposed zoning changes.

Your sincerely,

Calista Woodbridge
3408 Cottage Plantation Road
Johns Island, SC

From: [Linda McGuire](#)
To: [CCPC](#)
Subject: changes to ZLDR
Date: Saturday, January 09, 2021 7:42:14 PM
Attachments: [clip_image002\[21\].png](#)

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First, I would like to preface my remarks by saying that I am sending this as a SI property owner and not a member of the SIPOA board. The following remarks do not in any way reflect a position of the board and are my own personal thoughts.

I have recently received information from the Johns Island Task Force concerning a change to the zoning regulations that would affect the parcels of land that extends from TOSI town hall, behind Freshfields, to and past the KI Parkway. See map below.



Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Linda & Richard McGuire

2653 Seabrook Island Rd

Seabrook Island, SC 29455

There are many reasons why I do not support these changes. My most important one is that until the county comes to some resolution regarding the roads of Johns Island, they should not consider adding additional homes.

Thank you for your consideration of this request.

From: [Janet Gorski](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Saturday, January 09, 2021 7:28:03 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Janet W. Gorski

3212 Seabrook Island Rd, Johns Island, SC 29455

843-768-9407

From: [Beverly Wall](#)
To: [CCPC](#)
Subject: Proposed Changes to the ZLDR
Date: Saturday, January 09, 2021 7:19:29 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Beverly Wall

3205 Wood Duck Pl

Seabrook Island SC 29455

From: [Kristy Medford](#)
To: [CCPC](#)
Subject: Proposed Amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Saturday, January 09, 2021 6:43:52 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, Johns Island has already been OVER DEVELOPED. There are so many new homes and new businesses on Johns Island that it at times seems impossible to get off the island or get home onto the island due to the enormous amount of population and traffic.

I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Sincerely,

Kristy Medford
2214 Oyster Catcher Court
Johns Island, S.C. 29455

From: [MELODIE MURPHY](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Saturday, January 09, 2021 6:32:58 PM

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Dear Commissioners,

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We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Melodie Murphy

2914 Old Drake Drive
Seabrook Island, SC 29455

From: [Becky](#)
To: [CCPC](#)
Subject: Zoning changes
Date: Saturday, January 09, 2021 6:09:59 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the [January 11, 2021](#) Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Becky and Pat Zeigler
1143 Turtle Watch Lane
Seabrook 29455

Please note and understand the following:

1. The land is already zoned for development. This change only increases the density.
2. At this time there are NO plans being proposed for the development of this property.

Sent from my iPad

From: [Debbie Ely](#)
To: [CCPC](#)
Date: Saturday, January 09, 2021 6:06:30 PM

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Dear Commissioners,

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The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Tim and Debbie Ely

3355 Seabrook Island Road

From: [Robert DeCarrera](#)
To: [CCPC](#)
Subject: Proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Saturday, January 09, 2021 6:02:47 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

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I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Robert DeCarrera
2435 Cat Tail Pond
Seabrook Island, SC 29455

From: [Ellie Ward](#)
To: [CCPC](#)
Subject: Opposition to Proposed Zoning Changes
Date: Saturday, January 09, 2021 5:59:53 PM

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Dear Commissioners,

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The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Ellen Ward
2714 Seabrook Island Rd, Johns Island, SC 29455

From: [Liz Lagana](#)
To: [CCPC](#)
Subject: Proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Saturday, January 09, 2021 5:47:04 PM

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Commissioners:

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We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards, Elizabeth Lagana.

Residence:

2605 Jenkins Point Rd
Seabrook Island, SC

From: [Michelle Peterson](#)
To: [CCPC](#)
Subject: zoning change
Date: Saturday, January 09, 2021 5:37:46 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

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The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,
Michelle Peterson

From: [Foster & Tamara Stulen](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Saturday, January 09, 2021 5:36:24 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre. These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

In addition, when there are required evacuations we are concerned for the safety of all residents that must use the same one-lane road to exit the island. Obviously higher density housing will increase the number of vehicles and put additional stress on an already burdened infrastructure.

I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Tamara Collins
3153 Seabrook Island Rd.
Johns Island, SC 29455

Sent from [Mail](#) for Windows 10

From: [John Lagana](#)
To: [CCPC](#)
Subject: Proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Saturday, January 09, 2021 5:32:08 PM

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Commissioners:

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

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We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards, John Lagana.

Residence:

2605 Jenkins Point Rd
Seabrook Island, SC

John E. Lagana, CLU[®]
2000 RiverEdge Parkway, Suite 700, Atlanta, GA 30328
T: 770.826.6283
F: 770.956.8516
jlagana@nlec.com
www.nlec.com

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From: [Kem O'Sullivan](#)
To: [CCPC](#)
Subject: Proposed amendments to Charleston County Zoning and Land Dev. Regulations Ordinance (ZLDR)
Date: Saturday, January 09, 2021 5:28:03 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you **disapprove** the RR-3 and R-4 zoning changes.

Regards,

Kathleen O'Sullivan

From: [Foster & Tamara Stulen](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Saturday, January 09, 2021 5:25:00 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre. These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

In addition, when there are required evacuations we are concerned for the safety of all residents that must use the same one-lane road to exit the island. Obviously higher density housing will increase the number of vehicles and put additional stress on an already burdened infrastructure.

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Foster Stulen
3153 Seabrook Island Rd.
Johns Island, SC 29455

Sent from [Mail](#) for Windows 10

From: [Jean Conyers](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance
Date: Saturday, January 09, 2021 5:06:07 PM
Attachments: [proposed rezoning.pdf](#)

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Dear Commissioners,

Please include the attached letter for your consideration and our objections to the proposed RR-3 and R-4 zoning changes under consideration on Johns and Seabrook Islands. Our islands have a significant amount of wetlands and low elevations with water events occurring at an increasing rate. In addition, with no plans to improve the traffic situation, the safety of current and prospective new residents, especially in the event of an evacuation, is of grave concern.

Most respectfully,

Jean and John Conyers

2415 Cat Tail Pond Road
Seabrook Island, SC 29455
843-768-0833

From: [Tom Lamb](#)
To: [CCPC](#)
Subject: Proposed rezoning
Date: Saturday, January 09, 2021 5:02:17 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Thomas W. Lamb
2857 Baywood Drive

Seabrook Island. SC

Sent from [Mail](#) for Windows 10

From: [Carol Agusta](#)
To: [CCPC](#)
Subject: Subject: Regarding amendments to the Charleston Count Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Saturday, January 09, 2021 5:00:23 PM

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Subject: Regarding amendments to the Charleston Count Zoning and Land Development Regulations Ordinance (ZLDR)

Daer Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the

RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre. These changes would allow over 8,000 more homes on Johns Island and 1,000 more

homes on Seabrook Island near Freshfields! Our land has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events

(e.g., floods, storm surges, rising sea levels)

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

**Carol Agusta and Victor Agusta
3025 Hidden oak Dr.
Seabrook Island, SC 29455**

From: [Mark Snyder](#)
To: [CCPC](#)
Subject: Proposed Changes to the ZLDR
Date: Saturday, January 09, 2021 4:55:16 PM

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>
> Dear Commissioners,
>
> Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.
>
> These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.
>
> The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.
>
> Regards,
>
> Mark Snyder
> 1111 Emmaline Ln
> Seabrook Island, SC 29455
>
>

From: [Norman Powers](#)
To: [CCPC](#)
Subject: Re: Proposed Amendments To CC Zoning and Land Development ZLDR
Date: Saturday, January 09, 2021 4:54:40 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

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I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Norman Powers
2374 Cat Tail Pond Road
Seabrook Island SC. 29455

From: [Bonnie Bohme](#)
To: [CCPC](#)
Subject: Zoning meeting Jan 11th
Date: Saturday, January 09, 2021 4:54:08 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

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The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Robert and Bonnie Bohme
2410 Racquet Club Drive
Johns Island, SC 29455

From: [Robert Hill](#)
To: [CCPC](#)
Subject: Proposed changes to Johns Island ZLDR
Date: Saturday, January 09, 2021 4:50:41 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to us. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Best Regards,

Catherine M. Hill
721 Virginia Rail Road
Kiawah Island, SC 29455

From: [Garry Nelson](#)
To: [CCPC](#)
Subject: Change in Zoning
Date: Saturday, January 09, 2021 4:45:57 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Commissioners,

Two proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to us. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields.

Our island has a significant amount of wetlands, a good deal of low elevation land, and significant issues with water events - - floods, storm surges, rising sea levels).

Perhaps more importantly, the road system on Johns Island is presently and woefully inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands.

We respectfully request that you disapprove the RR-3 and R-4 zoning changes. Thank you.

Regards,
Garry & Joanne Nelson
150 Nicholas Carteret Circle
Johns Island SC 29455

PS - any typos or grammatical errors are courtesy of my iPhone
Sent from my iPhone

From: [Deborah Merriam](#)
To: [CCPC](#)
Date: Saturday, January 09, 2021 4:31:14 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards, Tom and Debbie Merriam
2330 Marsh Hen Drive, Seabrook Island

From: [Sharon Snyder](#)
To: [CCPC](#)
Subject: Proposed Changes to the ZLDR
Date: Saturday, January 09, 2021 4:30:34 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Sharon Snyder
1111 Emmaline Ln
Seabrook Island, SC 29455

From: [PV Linton](#)
To: [CCPC](#)
Subject: ZLDR proposed changes
Date: Saturday, January 09, 2021 4:27:22 PM

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Dear Commissioners,

I feel a disaster is upon us. Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you **DISAPPROVE** the RR-3 and R-4 zoning changes.

Regards,
Patricia Linton
2637 Persimmon Pond Ct
Johns Island, SC 29455

From: [James Newton](#)
To: [CCPC](#)
Subject: Kiawah/Seabrook Rezoning
Date: Saturday, January 09, 2021 4:23:15 PM

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Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to us. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our islands have a significant amount of wetlands, have a significant amount of low elevation land, and have significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

James and Sally Newton
3552 Seaview Drive

Seabrook Island SC 29455 

From: [Jim Eisenhauer](#)
To: [CCPC](#)
Date: Saturday, January 09, 2021 4:18:40 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Jim Eisenhauer

3004 Baywood Dr, Johns Island, SC 29455

From: [GR WINCHESTER](#)
To: [CCPC](#)
Subject: January 11 Planning Workshop
Date: Saturday, January 09, 2021 4:15:36 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are a little distressing to say the least. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre. How many more homes i.e people do we need to cram onto John's Island?

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and constant issues with water events (e.g., floods, storm surges, rising sea levels) causing flooded roadways constantly. The road system on Johns Island is so inadequate to meet current needs and would be overwhelmed by greater density as well as impose further dangers of traffic incidents, crashes and fatalities.

The increase in population these changes would cause would cause a reduction in quality of life and property values for Seabrook and Kiawah Islands. We move to the area because of its natural beauty, tranquility and conservation of land and have no desire to see it develop into a Mt. Pleasant or James Island.

I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Gia Winchester
3031 Maritime Forest
John's Island, SC 29455

Sent from my iPhone

From: [Guy Gimson](#)
To: [CCPC](#)
Subject: Johns Island zoning change
Date: Saturday, January 09, 2021 4:14:25 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). Drainage is a massive problem already; it will be worsened by permitting higher levels of impervious surfaces that this proposal implies. In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density. The County Council has taken minimal action to address this, instead choosing to permit ever increasing numbers of homes without doing anything about the infrastructure, such as roads, drains and sewerage capacity.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes, instead reducing the permitted building density in RR-3 and RR-4.

Regards,

Guy D. Gimson
2384 High Hammock Road
Seabrook Island, SC 29455

From: [Holli Bolte](#)
To: [CCPC](#)
Subject: Fwd: ZLDR change
Date: Saturday, January 09, 2021 4:14:03 PM
Attachments: [zldr_note.docx](#)

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From Helen Mary Bolte
2420 The Haul Over
Johns Island, SC 29455

Sent from my iPad

Begin forwarded message:

From: Barbara Pollock <barbarap455@gmail.com>
Date: January 9, 2021 at 4:02:02 PM EST
To: Barbara Pollock <barbarap455@gmail.com>
Subject: Fwd: ZLDR change

Forwarding this very interesting info
----- Forwarded message -----
From: **Linda Sivert** <sivertlinda@gmail.com>
Date: Sat, Jan 9, 2021 at 2:34 PM

Please read and help. I don't think that we need more development and traffic in this area.
This is from my neighbor, Dan Kortvelesy. If you have already received this, my apologies, hit delete!
Thanks!
Linda

Sent from Mail for Windows 10

From: jmbjdc@aol.com
To: [CCPC](#)
Subject: Opposition to ZLDR changes being considered at the Jan 11, 2021 Planning workshop.
Date: Saturday, January 09, 2021 4:03:33 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Commissioners,

We are writing to oppose several of the proposed changes to the ZLDR being presented at the January 11, 2021 Planning Workshop. Two of the proposed changes to the ZLDR in particular are of great concern to us as year round Seabrook Island residents. We write in opposition because the changes would dramatically increase the density for this section of Johns Island.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). Equally as important, are our roads. The road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by this level of greater density.

The increase in population these changes would cause would be disastrous for Seabrook, Kiawah Islands as well as all of Johns Island. We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Kind Regards and thank you for your consideration,

Joseph Collins & Janet M Brandon
1007 Embassy Row Way
Seabrook Island, SC 29455

From: [Roy Widdus](#)
To: [CCPC](#)
Cc: [Diane T Widdus](#)
Subject: Objection to proposed revised zoning density near Freshfields
Date: Saturday, January 09, 2021 4:00:13 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Roy and Diane Widdus
2008 Long Bend Drive
Johns Island
SC 29455
Tel: (1) 301-358-1971

From: [George Reinhart](#)
To: [CCPC](#)
Subject: Proposed Changes to the ZDRL
Date: Saturday, January 09, 2021 3:38:53 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre. These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island gives definition to the term lowcountry; with a large amount of wetlands and has significant issues with water events (e.g., floods, storm surges, rising sea levels). Furthermore there is infrastructure on the impacted area to absorb these additional housing units. There are not enough roads to handle traffic at current levels of population. The water and sewer system will be overwhelmed. Safety and security agencies will not have enough presence to be effective. Let Seabrook, Kiawah, and the southern part of Johns Island keep the current density patterns.

I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Cordially,

George R. Reinhart
2410 Cat Tail Pond
Seabrook Island, SC 29455
(843) 768-6794



This email has been checked for viruses by Avast antivirus software.

www.avast.com

From: [Tory Kindley](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Saturday, January 09, 2021 3:31:05 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Tory Kindley
2958 Seabrook Island Road
Johns Island, SC 29455

Sent from my iPhone

From: [Judy Gimson](#)
To: [CCPC](#)
Subject: Proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Saturday, January 09, 2021 2:56:46 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the county has yet to come up with a solution to the problem of the roads on Johns Island, particularly the problem of emergency evacuation when there are only two roads on and off the Island to handle the ever increasing population.

I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Judy Gimson

2384 High Hammock Road
Seabrook Island.

From: [Cynthia Brown](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Saturday, January 09, 2021 2:47:27 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels). The current infrastructure of schools and roads and other resources will not support these population increases and should not be allowed before they are in place to do so.

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Cynthia B. Brown
2481 Seabrook Island Rd
Johns Island, SC 29455
919-270-2986

From: [Margaret Wildermann](#)
To: [CCPC](#)
Cc: [marg.wildermann](#)
Subject: Zoning changes
Date: Saturday, January 09, 2021 2:42:11 PM

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Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels). The report of the Dutch Dialogues specifically pointed out the fragility of Johns Island, the low terrain, unsuitable soil and the high risk of flooding. The changes of zoning in the past on Johns Island have led to many of the current problems which now are impossible to mitigate because of said zoning.

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Margaret Wildermann
3138 Privateer Creek Rd.
Seabrook Island

From: [Jose Patenaude Reichart](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Saturday, January 09, 2021 2:39:04 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Jose Reichart
2345 Marsh Hen Dr.
Seabrook Island, SC 29455

From: [Linda Sivert](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Saturday, January 09, 2021 2:18:02 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We also don't have roads that can support this additional traffic.

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Linda Sivert

2118 Kings Pine Dr
Johns Island, SC 29455

From: [Veronica L'Allier](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development
Date: Saturday, January 09, 2021 1:33:28 PM

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Regulations Ordinance (ZLDR) Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to us. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

page1image3842784416



These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, with being in a hurricane prone area, evacuating from our homes is extremely difficult and an increase in housing would put public safety at higher risk until roads and services are increased to accommodate the potential increase in residents.

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

-Michael and Veronica L'Allier

2609 Jenkins Point Road

Seabrook Island, SC 29455

From: trevnun9@aol.com
To: [CCPC](#)
Subject: Rezoning for Johns Island
Date: Friday, January 08, 2021 9:06:57 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Planning Commissioners,

I am deeply concerned that anyone would propose an increase of housing density on Johns Island. The roads, drainage, schools and other infrastructure are certainly not in place for such an increase.

RR-3 zoning density increased from 1 house per 3 acres to 1 house per acre - a 300% increase
R-4 zoning density increased from 4 houses per acre to 6 houses per acre - a 50% increase

These changes greatly increase the number of houses allowed on Johns Island and the area around Freshfields :

8,100 more houses on Johns Island of which nearly 3,000 would be located outside the Urban Growth Boundary (UGB)
1,000 more houses on [Seabrook](#) Island near [Freshfields](#).

Our island has a substantial amount of wetlands, low elevation land, and significant issues with water events (e.g. floods, storm surges, rising sea levels). The current traffic levels border on unacceptable and that is without any type of flooding which is already occurring on a regular basis. There appears to be zero traffic or flood planning in place.

While higher densities may be needed in portions of Charleston County to support the growth of our region and to make more affordable housing units available, there should be no net increase in housing densities on Johns Island. The near unrestricted growth has and is negatively impacting our lives.

I urge you to make no changes in housing density on Johns Island.

Thank you for your consideration of our residents concerns.

Trevor [Nunez](#)
2014 [Lanneau](#) Lane
Johns Island.

From: willrooster@comcast.net
To: [CCPC](#)
Cc: jgregg@townofseabrookisland.org
Subject: [***Spam***] Zoning Changes on Johns Island surrounding Freshfields.
Date: Monday, January 11, 2021 11:24:00 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Sirs:

We are Johns Island residents living very close to the area which is being requested to change from R-4 to R-6 zoning. Charleston County's professional planners originally proposed--and the County assigned the current R-4 zoning to this area. We rely on zoning to provide *planned and predictable development*. No compelling reason has been advanced to warrant this change to increase housing density by 50%. Our understanding is that zoning may be changed for *necessity* and there is none. Any change is clearly a matter of convenience and profit for the benefit of the petitioners. As it currently stands, when developed, this large expanse of undeveloped land will add thousands of vehicles to our already congested roads, put additional demands on our water supply and a burden on the sanitary sewer system which it will be unable to process. *A 50% increase in the density can only make a difficult situation worse.*

In the best interests of the current residents in this part of Johns Island, we implore you NOT to grant this ill-advised zoning request.

Sincerely,
William & Carol Bane
2647 Seabrook Island Road
Johns Island, S.C.
843 768-9322

From: [Tamara Anderson](#)
To: [CCPC](#)
Subject: Proposed zoning change
Date: Monday, January 11, 2021 10:52:04 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Commissioners,

Please consider this email a request to **oppose** the zoning change being presented today January 11, 2021 for Seabrook and Kiawah Islands.

Without addressing the adverse effects to the delicate ecosystem of these towns, the infrastructure (in particular, roads/traffic pattern and emergency services) is not equipped to handle the additional population potential created by this zoning change.

I encourage you to **deny the proposed change**.

Thank you,
Tamara Anderson
4423 Sea Forest Drive
Kiawah Island

From: [mlfroude](#)
To: [CCPC](#)
Subject: opposed to change
Date: Monday, January 11, 2021 10:51:46 AM

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Please vote NO regarding the proposed change to increased occupancy zoning in the Seabrook Island and Kiawah Island area. I personally don't think any more development is needed in this area. I know that developers will continue to build though. Whatever can be done by county officials, at this point, to lessen or drastically slow the overdevelopment process is very much appreciated. Thank you.

ML Froude

Sent from my Verizon, Samsung Galaxy smartphone

From: [Brian DeAngelis](#)
To: [CCPC](#)
Subject: Proposed Rezoning ZLDR
Date: Monday, January 11, 2021 10:47:34 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Commissioners:

I bought property on Seabrook Island in 2019. We bought because of the pristine nature of the area. I fear this zoning change will fundamentally alter the flood control and habitats of resident plants and animals. I believe the current balance of nature and development is tenuous and any further development will upset that balance.

I urge you to disapprove the RR-3 and R-4 zoning changes to be reviewed at the 1/11/21 meeting.

Brian DeAngelis
779 Spinnaker Beachhouses VI
Johns Island, SC 29455

From: [Lynne Gates](#)
To: [CCPC](#)
Subject: Development
Date: Monday, January 11, 2021 10:07:49 AM

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We are adamantly opposed not only to the miniature golf proposal but also to the larger housing development. The roads to and from Kiawah and Seabrook are already jam packed and accident prone. And where do our taxes go? They should be apportioned geographically to where they are levied.

Lynne and Will Gates
Kings Island Court

Sent from my iPad

From: [Robert Vingi](#)
To: [CCPC](#)
Subject: I Oppose zoning changes
Date: Monday, January 11, 2021 9:56:07 AM

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On John's island behind freshfields. The infrastructure on our roads does not support this decision. Please think of the public good and not the developers interest.

From: [Betsy Quinn](#)
To: [CCPC](#)
Subject: Zoning concerns...
Date: Monday, January 11, 2021 9:51:28 AM

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Dear Commissioners -

We have lived on Seabrook Island for 22 years and recently learned of a proposal to change the Charleston County Zoning and Land Development Regulations Ordinance to permit higher density development between the Seabrook Island Town Hall and the vicinity of Freshfields Village. We are writing to express strong concern about this proposal.

In the time we have lived on Seabrook, flooding has become a much more important issue. On the lot next to where our house is situated the owners have had to add two sump pumps as well as regrade the property due to new construction near our homes. We did not have this problem when we first moved in but the construction replaced soil with buildings and concrete, which adversely affected drainage and increased runoff. Of course, the solution to the flooding in our area is not a solution for the island generally, as we are just moving the excess water to adjacent roads. Throughout the island it is much more common than it used to be to find roads flooded. The worst flooding is on the part of the island adjacent to the area for which increased density is being proposed. It is very common at high tide to see the water in the marshes rise nearly to the level of the roads - without any rain. That was one of the reasons that Seabrook relocated its security gate a couple of years ago.

The traffic problems on Johns Island also are a source of concern. While there is not a traffic issue on Seabrook, when one leaves the island it is readily apparent that the roads are grossly inadequate for the existing level of development and there seems to be a lot of additional housing in the planning stage. There are very few alternative routes for getting off of Seabrook in case of accidents or congestion. An effective mass evacuation due to a hurricane or other weather problems increasingly is a difficult proposition.

Thank you for considering our comments.

Chris and Betsy Quinn
[3220 Pine Needle Lane](#)
[Seabrook Island](#)

From: [Beth Driskell](#)
To: [CCPC](#)
Subject: Zoning
Date: Monday, January 11, 2021 9:12:43 AM

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Good Morning,

Please do not approve changing the zoning near Freshfields near Seabrook and Kiawah Island. The increases in dwellings on and around John's Island is disastrous. The volumes of people and traffic are causing a deterioration of the quality of life in this area.

Please do NOT approve increasing dwellings on Seabrook, Kiawah or John's Island.

Thank you,
Beth Driskell
Kiawah Island

Sent from my iPhone. Beth Driskell

From: [Ashleigh Dane](#)
To: [CCPC](#)
Subject: Respect the Urban Growth Boundary Johns Island- Comments from a Developer -
Date: Monday, January 11, 2021 8:58:56 AM

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Dear County Council

I have been visiting Johns Island for 20 years and have called it my home for 4, having built myself a farm here most recently.

I understand the challenges presented to you with Charleston County's explosive growth, however, I am a developer and also realize the unintended consequences of zoning changes on communities, the environment, traffic, property value and quality of life.

The flooding of formerly developed properties has been exacerbated by new development. I encourage all of you to drive down Main or Bohicket or River after any significant rainfall and notice the disparity of water retainage on newly developed sites vs those developed 10,15 or 20 years ago or more.

Something is not being taken into account when the engineers, FEMA and other agencies and individuals are calculating the impacts of new development. I am not entirely sure if it is the detention basin calculations, the flood plain calculations, or the storm drain (ditch) system, but it is not working for those who already live here, and seems to be working quite well for new home builders.

Increasing density in areas that are already struggling from overdevelopment does not make sense. **Please leverage higher density areas and keep these projects within the urban growth boundary. You set this boundary. Please respect it.** This will not only satisfy those seeking to develop housing, and commercial, but it will prevent detrimental flooding, increased traffic and a dissatisfied constituency.

Also, affordable housing does not mean that tracts have to be clear cut and large acreage tracts crammed with large houses crammed next to each other. One of the eloquently simple solutions to affordable housing is to build smaller houses. Please study the pocket neighborhood concepts and other higher density concepts that could be used **inside the urban growth boundary.**

-
I would recommend not repeating the same mistakes that were made in West Ashley. Also, destroying ancient trees and longstanding communities with deep historical roots is not a way to create a community that people continue to desire. People have been visiting this area for much longer than any of us can remember to admire its natural beauty which is being eroded by easy to implement and thoughtless zoning.

I encourage you to think of more strategic solutions that appease more than the investment population.

Lastly, I have watched the traffic explode here and seen that temporarily 'helped' by a road expansion. Pardon a somewhat trite example, but as one once told me, widening a road to fix traffic is like loosening your belt to help you lose weight. This is only one more example of solutions without future unintended consequences in mind. Wider roads simply attract more development to fill those roads.

Thank you
Ashleigh Dane

From: [Lake Snyder](#)
To: [CCPC](#)
Cc: [Lake Snyder](#)
Subject: RR-3 and RR-4
Date: Monday, January 11, 2021 8:47:31 AM

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Dear Sir or Madam,

I would like to go on record as DISAPPROVING the RR-3 and RR-4 Zoning changes.

Thank you.

Elizabeth Lake Inman Snyder

Long time Owner of 324 Beach Club Villa

Seabrook Island, SC

Home address:

529 Park Lane

Albemarle, NC 28001

Sent from my iPhone

From: [Dennis Pescitelli](#)
To: [CCPC](#)
Subject: Objection to Proposed Zoning Changes Johns Island
Date: Monday, January 11, 2021 8:41:48 AM

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Dear Commissioners:

It has come to my attention that the CCPC is considering zoning changes to increase maximum densities in a significant area of Johns Island (i.e., up-zoning from R-3 and R-4 to higher designations). Being Seabrook Island property owners and permanent residents, my wife and I wish to voice our strong opposition.

We have two concerns: 1) specifically, the area immediately adjacent to the Seabrook Island Town Hall, and 2) the upzoning in general.

Over the last five years, which included a 3-year term on the Seabrook Island Property Owners Association Board of Directors, I was deeply involved in addressing the growing drainage challenges on the island. These have accelerated significantly during the last 5 years. The island is continually making major investments in improving the drainage system, but we are balanced on a knife's edge in managing this in light of twin pressures of rising tides and increasing development. At the current time, portions of Seabrook Island Parkway from the gate to the Betsy Kerrison circle can retain standing water during high tides coincident with heavy rain events. The parcel in question is wooded and undeveloped, and serves a valuable function in containing runoff. Any addition of hard surfaces from development will drastically compound the challenge of managing drainage and keeping this road passable during heavy precipitation events, especially when coupled with high tides.

Not only is an R-6 designation out of character with existing development in the area, but any additional increment beyond the existing R-4 designation will just add fuel to this fire. In addition, there is an overriding question of whether Freshfields Village, which is constrained in its footprint, will be able to absorb the increased demand and traffic that high density development of this parcel would engender. Seabrook Island Parkway—currently two lanes—certainly could not and would require a substantial increase in capacity.

Beyond this specific parcel, there is a larger issue; namely, the long-standing negligence of the Charleston County Council in providing adequate transportation infrastructure on Johns Island to accommodate traffic demand from increased residential and commercial development. Back to 2009, when we first began coming to Seabrook Island, there were voices sounding a warning about the gross inadequacy of the transportation network to handle development of the subdivisions that had already been platted at that time. The Council chose to ignore them, stonewalling completion of I-526 and driving up its ultimate cost by several multiples while substituting token half-measures.

As recent as the last couple years, when development pressures have become evident to anyone paying attention, the County decided to spend more than 18 months on an intersection project at River Road and Maybank Highway that was merely a half-measure. While traffic flow onto Johns Island during rush periods is improved, traffic flows off the island in the opposite direction can now back up one mile. This crippled project was justified in the name of saving a one-tenth mile tree canopy that ostensibly signaled drivers that they were entering a more rural environment.

How ironic that the County government that compromised this project is now considering zoning changes to increase the urbanized density of Johns Island.

We strenuously oppose any up-zoning until the County demonstrates its ability to effectively manage increased traffic and environmental stresses that will be occasioned by it. At this juncture, based on its decidedly inadequate track record, we unfortunately have no confidence in its ability to do so.

Respectfully,

Dennis R. and Susan J. Pescitelli
2625 Seabrook Island Road
Johns Island

From: ccarr59339@aol.com
To: [CCPC](#)
Subject: Zoning Changes Seabrook behind Fresh Fields
Date: Monday, January 11, 2021 8:41:22 AM

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We have heard of request to change zoning at subject location from R4 to R6. This change would allow additional housing units. We believe the density is significant without this change. We currently have approximately 1,000 units being developed at Kiawah River. More units equal more traffic and water run off.

This change should be rejected if the rural Johns Island is to remain.

Thank you for your consideration.

Robert Carroll
Johns Island, SC.

Sent from my Verizon LG Smartphone

From: [Sally Boudinot](#)
To: [CCPC](#)
Subject: proposed zoning changed
Date: Monday, January 11, 2021 8:39:04 AM

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I am writing to express my strong opposition to the proposed zoning change on Johns Island, affecting Seabrook Island, Freshfields, and Kiawah Island. The current infrastructure will not support a heavier density. The current traffic problems are unbearable on the weekends, and, with increasing frequency, much more often. Case in point: the accident at 6:30 THIS MORNING at the intersection of Main Road and US 17.

In addition, there are not enough services to adequately serve the residents who currently live here, without adding more residents.

Lastly, I wish to object to the very short notice that we received. It seems that the proposal has been "sneaked in", without sufficient information to citizens who live and work in the affected area.

I am aware of the pressure developers put on government commissions to accept their plans. But sometimes, it is right to say no. I urge you to do the right thing and reject this proposal.

Respectfully,

Sarah G and Frank D Boudinot
2986 Seabrook Island Rd

--

Sally Boudinot
804-387-1329

From: [David Merline Jr](#)
To: [CCPC](#)
Subject: proposed zoning change
Date: Monday, January 11, 2021 8:30:56 AM
Attachments: [image001.png](#)

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I own property at Seabrook and Kiawah. I am opposed to the proposed zoning change to go from R4 to R6.

DAVID A. MERLINE, JR.
PHONE (864) 242-4080
FAX (864) 242-5758
EMAIL DMERLINEJR@MERLINEANDMEACHAM.COM
ADDRESS 812 EAST NORTH STREET (29601)
POST OFFICE BOX 10796
GREENVILLE, SC 29603
WEB WWW.MERLINEANDMEACHAM.COM



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From: [Susan Culler Soden](#)
To: [CCPC](#)
Subject: Zoning Change
Date: Monday, January 11, 2021 8:29:03 AM

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Hello,

I am a resident on Seabrook Island . I am writing to express my opposition to a zoning change proposal being considered at today's meeting. I believe allowing more homes to be developed would have a VERY negative effect on Seabrook and Kiawah.

Sincerely,
Susan Soden
1021 Crooked Oaks Lane

Sent from my iPhone

From: [Charles Septer](#)
To: [CCPC](#)
Subject: Zoning changes for R3 and R4
Date: Monday, January 11, 2021 7:36:33 AM

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To whom it may concern,

I wish to express my deep concern for the changes proposed to the R3 and R4 zones on Johns Island. Increasing the density of buildings in any way will further strain Johns Island in negative ways. It will further eliminate wetlands, destroy vegetation, and put a much greater strain on our roads which are already seriously inadequate. It is another step to changing the rural nature of Johns Island and diminishing property values. If I wanted to live in Atlanta I would have moved there 21 years ago.

Please do not move forward with altering these Zones 3 and 4, of course unless you wish to decrease the density.

Thank you,
Charles Septer
2995 Hidden Oak Dr.
Johns Island, SC 29455

From: [TRACEY KIRCHOFF](#)
To: [CCPC](#)
Subject: Opposition to Rezoning near Seabrook Island
Date: Monday, January 11, 2021 6:20:32 AM

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To the Johns Island Task Force and Charleston County:

Please note our objections to the proposed rezoning of land on Johns Island, particularly on Seabrook and along Bohicket Road and Betsy Kerrison Pkwy. What are you thinking ??? Please STOP. The area cannot handle more development for many reasons including no way to handle traffic, you will ruin a beautiful ecosystem. The area already floods and NO ONE living here wants the development.

Again, PLEASE STOP and start thinking about building moratoriums out this way to instead preserve what is here, as it is a piece of Charleston County that does not need black topped.

Thank you,
Kirchoff family

Sent from my iPhone

From: [Michelle Wiedemuth](#)
To: [CCPC](#)
Subject: Zoning change Johns island
Date: Monday, January 11, 2021 1:35:29 AM

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To whom it may concern

My husband and I would like to attend the meeting to discuss proposed zoning changes. parcels of land that extend from TOSI town hall, behind Freshfields, to and past the Kiawah Island Parkway.

We have serious concerns about the environmental issues as well as the heavy traffic issues this will create due to the infrastructure. We would not be in favor of the zoning change.

Best,
Michelle Almeyda-Wiedemuth
Sales Executive, Realtor©

Seabrook Island Real Estate
[1002 Landfall Way](#)
[Seabrook Island, SC 29455](#)
[843-818-3628](#) mobile
[843-768-2560](#) office

<https://www.instagram.com/michellellsseabrookislandsc/>

<https://www.michellellsseabrookislandsc.com/my-blog>

<https://youtube.channel/UCDODbUKSvJ8VQpgf9Mr82Q>

<https://www.linkedin.com/in/michellellsseabrookislandsc/>

<https://twitter.com/SeabrookRealtor>

Michelle Wiedemuth
Sent from my iPhone

From: [Richard](#)
To: [CCPC](#)
Subject: Zoning proposal to increase population density
Date: Monday, January 11, 2021 12:59:57 AM

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What and who is driving this density proposal? The last thing this area needs is increased population. Traffic is already disgusting and who beside construction and real estate companies benefit? Please do not increase population density regulation.

Richard and Athena Wagner, Summerwind

Sent from my iPhone

From: [Joyce Walsh](#)
To: [CCPC](#)
Subject: Proposed ReZoning of the Area Between Freshfields and Seabrook
Date: Monday, January 11, 2021 12:26:54 AM

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We have owned property on Kiawah Island since 1984. We were never concerned about being part of Charleston County. We have certainly changed our minds about that.

Between the putt-putt proposal that has resurfaced and now this new one, we are reevaluating our interest in continuing to spend time on Kiawah and perhaps leave our home to our children upon our deaths. It is probably time to move on and sell while Kiawah is still the Kiawah that it was meant to be.

Please think about the impact this newest proposal will have on both Seabrook and Kiawah Islands and the surrounding areas. The area CAN NOT handle 1,000 more homes or 500 or even 250..

The Police and Fire Departments are totally understaffed. If a Kiawah home has any sort of fire, the home will be gone in 30 minutes. Check the records. Any house on Kiawah that has had a fire was totally destroyed. Even the house that was next store to the Fire Department. So what impact would 1,000 more homes have on the Fire Department?

Our house is mid-island, but that won't guarantee that it won't be destroyed in minutes. Ours is not a "Kiawah mansion." It was built in 1985 and is quite modest, but it is ours.

Please deny this newest proposal to change the proposed changes to the ZLDR.

Others have sent much more eloquent emails, but we are currently dealing with COVID exposure and are hoping for the best.

Joyce and Thomas Walsh
229 Glen Abbey
Kiawah Island, SC 29455

45 Berkshire Drive
Saint Louis, MO 63117
314 805-0434

From: [Kelly ELLSWORTH](#)
To: [CCPC](#)
Subject: Zoning
Date: Sunday, January 10, 2021 11:24:33 PM

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We oppose the proposed zoning change as it relates to TOSI and Freshfields on Johns Island ... do not change the zoning to accommodate 1000 more homes... we do not have roads or infrastructure to support that, nor do we want a big footprint/infrastructure to have that kind of development..... development here is a terrible idea for obvious reasons.... stupid idea! Do not support it or any development of any kind.

Sent from my iPhone

From: [Courtney](#)
To: [CCPC](#)
Subject: No zoning change
Date: Sunday, January 10, 2021 10:59:25 PM

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Please do not change the zoning on John's island behind Freshfields

Courtney Vujtech
917-842-5808
Green Winged Teal

From: [DONNA REINBOLT](#)
To: [CCPC](#)
Subject: Workshop - Monday, January 11, 2021 - Zoning change request
Date: Sunday, January 10, 2021 10:41:17 PM

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Ladies and Gentlemen:

I have been made aware that on Monday, January 11th you are meeting to consider a landowner(s) request to change zoning related to parcels that begin at or near the Town of Seabrook Island Town Hall continue past the rear of Freshfields Village and onward to Kiawah Island Parkway. For the record, I object to the proposed change.

It is my understanding that the landowner(s) seek to change the zoning from R-4 to R-6 thereby allowing for a significant increase in residential density. As we are all painfully aware, the infrastructure of Johns Island and Seabrook Island (upon which Freshfields sits) is woefully inadequate. Should the landowner(s) elect to build residences on their parcels, the traffic and flooding will increase, the environment will be negatively impacted and quality of life on the Islands will deteriorate. Agreeing to a zoning change, which would allow even denser population than is already permissible, would exasperate what will be a bad situation.

Please reject the landowner(s) request for a change in zoning.

Thank you.

Donna Reinbolt
3559 Seaview Dr.
Seabrook Island, SC 29455

From: [Cain](#)
To: [CCPC](#)
Subject: Objection
Date: Sunday, January 10, 2021 10:18:35 PM

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I oppose the zoning change R4 to R6 for land development covering the areas from Seabrook Island Town Hall, Freshfields Village, and Kiawah River Pkwy. Please register my objection at the January 11, 2021 meeting and all subsequent meetings on the matter.

Dianne T. Cain
3707 Bonita Ct
Seabrook Island

Sent from my iPad

From: [PALMER SUSAN](#)
To: [CCPC](#)
Subject: Proposed Zoning Change!
Date: Sunday, January 10, 2021 9:09:54 PM

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To whom it may concern:

My family, and I **STRONGLY OPPOSE** a zoning change that would drastically affect the lives of Seabrook Island, Kiawah Island, and Johns Island residents. We lived at Kiawah over 20 years, and now have a lovely villa in Bohicket Marina, on Seabrook Island. Already, traffic at the round-about is brutal at certain times of the day. In the last two years, both our vehicles have been struck in Freshfields Village, by drivers new to the area and the fact that Freshfields Village was not designed for the upsurge in population.

Furthermore, we are getting the MUSC facility on Seabrook Island Road, which will definitely put more vehicles in an area already strained.

I only just learned of this meeting and will not be able to attend. Otherwise, I would definitely voice my opinion, publicly.

Sincerely,

Susan R. Palmer
1991 Marsh Oak Lane
Seabrook Island, SC 29455
Mobile: 203-912-1007

From: [Carl Voelker](#)
To: [CCPC](#)
Subject: Proposed amendments to CC ZLDR
Date: Sunday, January 10, 2021 8:54:28 PM

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I am writing to ask that you vote to *reject* proposed changes in RR - 3 and R - 4 zoning. There are advantages for increasing density of housing units in some places but not here. *Increasing housing density in hurricane/flooding prone areas is bad policy!*

Johns Island and especially Seabrook Island already have severe problems in handling automobile/truck traffic and flooding. *Evacuation traffic* is a nightmare, squeezed onto two-lane tree-lined Bohicket and Main Roads. One fallen tree or car accident brings everything to a total halt. The proposed zoning change could add another 1000 homes and 2,000 cars to tiny Seabrook Island! And almost ten times that many to Johns Island!

Freshfields Village, the only grocery store location for Kiawah, Seabrook and lower Johns Island, is already overwhelmed. You cannot even enter the store during peak season shopping crushes.

Please do not add more density to these areas

Sincerely,
Carl Voelker
2910 Deer Point Drive
Johns Island, SC 29455

Sent from my iPad

From: [Mark Horn](#)
To: [CCPC](#)
Subject: Proposed Zoning Amendments
Date: Sunday, January 10, 2021 8:27:10 PM

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Dear Commissioners:

As constituents, we respectfully request that you disapprove the proposed zoning changes that are being presented at tomorrow's planning workshop. Given the lack of adequate infrastructure and roads, further increasing the density on Johns Island and the area near Freshfields would be disastrous to our community. Traffic and flooding issues are routine already, and increasing the density for development will only make it worse.

We hope that you will *disapprove* the RR-3 and R-4 zoning changes. Thank you for your consideration.

Mark and Amanda Horn

From: [Melissa Morgan](#)
To: [CCPC](#)
Subject: Proposed amendments to Charleston County ZLDR
Date: Sunday, January 10, 2021 7:39:43 PM

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Dear Commissioners,

As Johns Island residence, my household is against the proposed changes! The role of our government is to protect the wellbeing of its citizens (& I would say the natural environment of our community).

The proposed increased density on Johns Island doesn't seem to take into account our wetlands, raising sea levels - the over abundance of fill and build neighborhoods, infrastructure, existing developments and quality of life.

ZLDR continued to allow expansive growth to Johns Island without appropriate expansion of infrastructure. During peak traffic hours primary roads are already overburdened, drivers are growing aggressive and while there are solutions being debated the only work underway are new neighborhoods under construction which will compound the problem. This will not only cause increased aggravation - I propose that it will be a significant safety issue during times of evacuation (which is already a significant challenge without the added density).

I appreciate your efforts.

I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Melissa K. Morgan LEED® AP
mobile: 206.601.4765
email: mkm29455@gmail.com



Please consider the environment before printing this e-mail

From: [Rob & Anne Bavier](#)
To: [CCPC](#)
Subject: Proposed changes to Zoning and Land Development Ordances (ZLDR)
Date: Sunday, January 10, 2021 7:31:51 PM

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Dear Commissioners

We have been coming to Johns Island and Seabrook since the 1970s. During that time, many changes have been made. Now, we are concerned about two proposed changes under consideration on January 11.

Specifically, our concern is the proposal to increase density for RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre. These changes would allow 8000 more homes on John's Island and 1000 on Seabrook Island, near Freshfields. As you can see, this is a very low lying area and we already are plagued by flooding, storm surges and inability to divert these conditions.

Please DISAPPROVE the RR-3 and R-4 zoning changes.

Sincerely

Anne and Rob Bavier
3132 Privateer Creek Rd, Johns Island, SC 29455

2370 The Haulover
Seabrook Island 29455

From: [Donna Wengiel](#)
To: [CCPC](#)
Subject: Proposed zoning change
Date: Sunday, January 10, 2021 7:29:37 PM

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Good Evening

We saw a post on Nextdoor concerning a workshop tomorrow to consider a zoning change that will allow greater density in the area behind Seabrook Island Town Hall to beyond Freshfields. This causes concern for residents of Seabrook and we would like a map and more information circulated for public review and comment before action is taken. Thank you for your consideration

Greg and Donna Wengiel
Bridle Trail
Seabrook

From: annearnold@goeaston.net
To: [CCPC](#)
Subject: Proposed Zoning Changes on Johns Island
Date: Sunday, January 10, 2021 7:23:21 PM

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Good evening.

This email is to communicate we do **NOT** want additional housing on Johns Island. We urge you to vote "**no**" to any proposed changes that would bring additional housing and development to Johns Island.

Daniel and Anne Arnold
2472 Seabrook Island Road, Johns Island SC 29455

From: [Robin Rankin](#)
To: [CCPC](#)
Subject: ZLDR Zoning
Date: Sunday, January 10, 2021 7:23:20 PM

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It has come to my attention that a zoning change is being considered for the parcel of land on Seabrook Island to move from dwellings per acre - increasing density to six units per acre.

I would like to voice my opposition to this zoning change. Chiefly that added number of people will over crowd our traffic arteries and our retail establishments

Additionally such density of buildings per acre will upset our ecosystem- adding pollutant run off as well as affect air quality due to added car emissions. The impact on our wildlife will be devastating as well

I urge you to vote against this zoning change. It is far from the best interest to the growth of our community

Sincerely,
Robin Rankin
Resident at 2605 The Haul Over

Sent from my iPhone

From: [Joseph Popovich](#)
To: [CCPC](#)
Subject: Concerns about Proposed Amendments to Zoning and Development Regulations
Date: Sunday, January 10, 2021 7:17:32 PM

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Dear Commissioners -

We have lived on Seabrook Island for eleven years and recently learned of a proposal to change the Charleston County Zoning and Land Development Regulations Ordinance to permit higher density development between the Seabrook Island Town Hall and the vicinity of Freshfields Village. We are writing to express strong concern about this proposal.

In just the relatively short time we have lived on Seabrook, flooding has become a much more important issue. On the lot where our house is situated we have had to add two sump pumps as well as regrade our property due to construction near our home. We did not have this problem when we first moved in but the construction replaced soil with buildings and concrete, which adversely affected drainage and increased runoff. Of course, our solution to the flooding on our lot is not a solution for the island generally, as we are just moving the excess water to adjacent roads. Throughout the island it is much more common than it used to be to find roads flooded. The worst flooding is on the part of the island adjacent to the area for which increased density is being proposed. It is very common at high tide to see the water in the marshes rise nearly to the level of the roads - without any rain. That was one of the reasons that Seabrook relocated its security gate a couple of years ago.

The traffic problems on Johns Island also are a source of concern. While there is not a traffic issue on Seabrook, when one leaves the island it is readily apparent that the roads are grossly inadequate for the existing level of development and there seems to be a lot of additional housing in the planning stage. There are very few alternative routes for getting off of Seabrook in case of accidents or congestion. An effective mass evacuation due to a hurricane or other weather problems increasingly is a difficult proposition.

Thank you for considering our comments.

Joe and Jeanne Popovich
3230 Pine Needle Lane
Seabrook Island

From: [Shirley Bissett](#)
To: [CCPC](#)
Subject: Zoning Change
Date: Sunday, January 10, 2021 7:06:08 PM

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I am opposed to the zoning change slated to be presented tomorrow.
Shirley Bissett
3325 Seabrook Island Rd

Sent from my iPhone

From: [Kimarie Joye](#)
To: [CCPC](#)
Subject: Zoning on Johns Island
Date: Sunday, January 10, 2021 7:01:21 PM

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To whom it my concern,

I have just today learned of a proposal to rezone the areas from Seabrook Town Hall, Freshfields and Kiawah Island Parkway. I am very much opposed to the rezoning as our infrastructure can not sustain such a development or the flood mitigation issue that would arise. At the very least please postpone so that there can be transparency on the exact proposed plan for this area for residents to review.

Thank you for your consideration,
Kimarie Joye
4481 Hope Plantation Dr
Johns Island, SC 29455

Sent from my iPad

From: deb3906@gmail.com
To: [CCPC](#)
Subject: Zoning Change
Date: Sunday, January 10, 2021 7:01:11 PM

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I object to the proposed zoning change you are considering tomorrow.

Debra Ayres
2425 Racquet Club dr
Johns Island SC

Sent from my iPhone

From: [Rogers Kyle](#)
To: [CCPC](#)
Subject: Proposed amendments to the county ZLDR
Date: Sunday, January 10, 2021 6:56:10 PM
Attachments: [PastedGraphic-1.png](#)

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Dear Commissioners,

I am writing to add our names to the list of those opposing the 1/11/21 presentation to increase the density to 6 dwellings per acre to the several parcels in yellow below:



We have been residents here for over 11 years and commuted to work at MUSC from Seabrook. The Johns Island infrastructure is already very problematic during rush hours let alone during flooding from weather and rising tides. The well-known environmental fragility of this region adds to our desire that you disapprove the request to increase the zoning density.

Respectfully,

Maryellen and Rogers Kyle
2836 Old Drake Drive
Johns Island SC 29455

From: [MELINDA MARTIN](#)
To: [CCPC](#)
Subject: Proposed Development near Freshfields Village
Date: Sunday, January 10, 2021 6:54:01 PM

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To Whom It May Concern:

I would very much like to see the map of the proposed development behind Freshfields Village, apparently vastly increasing the numbers of homes/condominiums in the area. This would then cause a huge increase in the traffic in that area. We already have an extreme increase in traffic in the warmer months. Bohicket Road and Betsy Kerrison Roads cannot handle this increase.

Please consider having open meetings and communication on this issue before you proceed!

Melinda Martin
Fairway Oaks Villas

From: [Geoffrey Woglom](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Sunday, January 10, 2021 6:28:31 PM

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Dear zoning board,

I am ver concerned about the proposed change in zoning that would increase the number of houses oh John's Island. I am a resident of John's island and I have seen first hand the effect on traffic of the increase in recent development. I am worried that a further increase will decrease the beauty and sustainability of our beautiful island. Sincerely,

Geof Woglom
413-230-7663

From: [Larry Margolis](#)
To: [CCPC](#)
Subject: Zoning for higher density on Seabrook/Kiawah
Date: Sunday, January 10, 2021 5:31:11 PM

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Moving from r-4 to r-6 is a major mistake. The island is getting increasingly densely populated and losing its award winning character. This is a move favored by developers, looking to make profits who don't care about the character of the islands. Existing owners and voters are against this and you should not be swayed by developers but rather the people who live here and enjoy the status quo.

Sent from my iPad

From: [Robert Driscoll](#)
To: [CCPC](#)
Cc: driscollrm@att.net
Subject: Objection to increased residential development density proposals on January 11, 2021 Agenda
Date: Sunday, January 10, 2021 5:23:09 PM

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Dear Commissioners,

Both proposals are of concern to us because of the increased traffic that would necessarily result on already stressed roads from the addition of over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island.

Of particular concern is the potential impact of that increased traffic on the ability to leave Seabrook Island in the event of an emergency, such as a hurricane evacuation. Seabrook has only one land route to reach the mainland which will be adversely impacted by the proposed housing density increases.

We urge you to disapprove the proposed RR-3 and R-4 zoning changes.

Respectfully,
Robert and Marilyn Driscoll
3345 Seabrook Island Road
Seabrook Island, SC 29455

Sent from [Mail](#) for Windows 10

From: [John Constable](#)
To: [CCPC](#)
Subject: change from r4 to r6 zoning Seabrook/ Kiawah
Date: Sunday, January 10, 2021 4:56:29 PM

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I am the owner of three properties on Kiawah(listed below). All three properties are against this proposed rules change. We are inundated with new construction on Johns Island. The additional traffic generated by this change is estimated to add 1000 new homes to an already overcrowded situation. We are absolutely against this proposed zoning change. Sincerely,

John Constable
73 New Settlement
66 Otter island
4 Royal Beach

From: [Bob Hatcher](#)
To: [CCPC](#)
Subject: Rezoning
Date: Sunday, January 10, 2021 4:56:22 PM

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As a Kiawah property owner, I am opposed to the rezoning of land in and around the Fresh fields area. More study regarding environmental impact should be done plus all residents who might be affected by such a rezoning should have ample (not last minute) opportunity to evaluate and comment on the proposal.

I strongly ask you to either vote against , or at least delay voting on, this rezoning.

Thank you for your consideration of my request.

Robert Hatcher

Bob Hatcher
bob@blhatcher.com
1-919-632-2100

From: [james.cavanaugh](#)
To: [CCPC](#)
Subject: Zoning Change
Date: Sunday, January 10, 2021 4:47:22 PM

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As a resident of Cassique I am totally against the zoning change which would increase the population density of an area behind Freshfields, Johns Island, SC that is already bursting at the seams. The traffic on and off both islands on Betsy Kerrison & Main Road is bumper to bumper at most times making it dangerous and problematic for emergency traffic. Keep in mind there are multiple new developments adding homes off Betsy Kerrison, Main Road and River Road. I sometimes feel there is no one in charge as the county keeps adding zoning changes to add homes but is doing zero to get traffic through these roads. Perhaps there should be an investigation of what due diligence is being done because your actions bypassed common sense many developments ago. The developers seem to have no one in county governing them ...
James Cavanaugh

Sent from my iPhone

From: [Stephen Berque](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land
Date: Sunday, January 10, 2021 4:36:55 PM

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Regulations Ordinance (ZLDR)

Dear Commissioners,

My greatest concerns regarding the proposed zoning changes are that we will be overloading an already limited evacuation route. That is severely troubling. Allowing up to 9000 additional units in the area would be critical and would endanger many lives.

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,
Stephen Berque
Carol Berque
3135 Laughing Gull Ct, Johns Island , SC 29455

From: [MaryJo Manning](#)
To: [CCPC](#)
Subject: January 11, 2021 Planning Workshop
Date: Sunday, January 10, 2021 4:31:00 PM

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We request that the following comments be included in the record and considered by the Commission during its consideration of pending RR3 and RR4 changes

To: Charleston County Planning Commission
CCPC@charlestoncounty.org
From: Mr. and Mrs. Michael J. Manning
1 Tesoro Drive, Seabrook Island, SC 29455
Re: January 11, 2021 Planning Workshop
Proposed changes to RR3 and RR4 density
Date: January 10, 2021

The undersigned respectfully request that you reject the proposed density expansions of RR3 and RR4 being presented to the Workshop tomorrow. We base our request on several points.

- First, these changes have not been specifically requested by the owners of the subject parcels. They have not presented any evidence of need or of impacts. To our knowledge there is no record evidence on these points. Unilateral and sua sponte action by the Commission is unwarranted. Unilateral action also denies the Commission and the public the opportunity to consider impacts, alternatives or mitigation.
- Flooding would be one of the more obvious impacts that should be studied. Six generations of our family have called the Charleston coast home, and we have personally walked, fished, crabbed, shrimped, boated and swam in these waters for over 75 years. We can attest first hand to the existential threat to our lives and property posed by rapidly rising tides and increasingly frequent and volumous storms. We must put the safety of current residents and of our land and sea resources before increased development. Sporadic catch ponds and infill will not solve and likely can worsen the situation.
- Charleston County will face flood mitigation expenses in the hundreds of millions or billions of dollars in the foreseeable future. It seems ill considered to exacerbate the problem and associated remediation through density increases in some of the most vulnerable areas. 8000 new homes may not seem like a lot compared to mega developments around the county. But consider the location. These islands are on the front lines of our flooding certainties. Further reduction in the groundabsorption, handling of flood waters and shifting the floodable areas must be faced head on and before approving further density.
- Traffic considerations further compound the storm and tidal flooding issues. The subject parcels surround the only ingress and egress road to and from Kiawah and Seabrook, islands that are at a traffic dead end. All exiting traffic on Kiawah Island Parkway and Seabrook Island Parkway must merge and navigate the circle at Fresh Fields before heading out on

Betsy Kerrison Parkway. Already there have been serious accidents that blocked exiting traffic for hours. Add thousands of additional cars and a hurricane evacuation order and sadly tragedy is almost inevitable. Road expansion in this area seems improbable without extremely expensive and environmentally questionable bridges or land fill. Given the county road improvement track record any such infrastructure is decades away. At a minimum these safety issues must be thoroughly studied before allowing further density.

◦ Lastly, the Commission should consider livability in the broader sense. In addition to dealing with the growing traffic and flooding issues and increasing concerns over evacuation, these changes will further diminish the value we attribute to this area. Our communities are attractive because they retain the flavor of the lowcountry, including relaxed living, comfortably spaced homes, walkable and bikable roads. These density increases would irrevocably change that environment and those values to the detriment of all.

For the reasons set forth herein, we reiterate our request that you reject the proposed changes.

Sincerely,

Michael Manning. Mary Jo Manning

To: Charleston County Planning Commission
CCPC@charlestoncounty.org

From: Mr.and. Mrs. Michael J. Manning
1 Tesoro Drive, Seabrook Island, SC 29455

Re: January 11, 2021 Planning Workshop
Proposed changes to RR3 and RR4 density

Date: January 10, 2021

The undersigned respectfully request that you reject the proposed density expansions of RR3 and RR4 being presented to the Workshop tomorrow. We base our request on several points.

◦ First, these changes have not been specifically requested by the owners of the subject parcels. They have not presented any evidence of need or of impacts. To our knowledge there is no record evidence on these points. Unilateral and sua sponte action by the Commission is unwarranted. Unilateral action also denies the Commission and the public the opportunity to consider impacts, alternatives or mitigation.

◦ Flooding would be one of the more obvious impacts that should be studied. Six generations of our family have called the Charleston coast home, and we have personally walked, fished, crabbed, shrimped, boated and swam in these waters for over 75 years. We can attest first hand to the existential threat to our lives and property posed by rapidly rising tides and increasingly frequent and volumous storms. We must put the safety of current residents and of our land and sea resources before increased development. Sporadic catch ponds and infill will not solve and likely can worsen the situation.

◦

- Charleston County will face flood mitigation expenses in the hundreds of millions or billions of dollars in the foreseeable future. It seems ill considered to exacerbate the problem and associated remediation through density increases in some of the most vulnerable areas. 8000 new homes may not seem like a lot compared to mega developments around the county. But consider the location. These islands are on the front lines of our flooding certainties. Further reduction in the groundabsorption, handling of flood waters and shifting the floodable areas must be faced head on and before approving further density.
- Traffic considerations further compound the storm and tidal flooding issues. The subject parcels surround the only ingress and egress road to and from Kiawah and Seabrook, islands that are at a traffic dead end. All exiting traffic on Kiawah Island Parkway and Seabrook Island Parkway must merge and navigate the circle at Fresh Fields before heading out on Betsy Kerrison Parkway. Already there have been serious accidents that blocked exiting traffic for hours. Add thousands of additional cars and a hurricane evacuation order and sadly tragedy is almost inevitable. Road expansion in this area seems improbable without extremely expensive and environmentally questionable bridges or land fill. Given the county road improvement track record any such infrastructure is decades away. At a minimum these safety issues must be thoroughly studied before allowing further density.
- Lastly, the Commission should consider livability in the broader sense. In addition to dealing with the growing traffic and flooding issues and increasing concerns over evacuation, these changes will further diminish the value we attribute to this area. Our communities are attractive because they retain the flavor of the lowcountry, including relaxed living, comfortably spaced homes, walkable and bikable roads. These density increases would irrevocably change that environment and those values to the detriment of all.

For the reasons set forth herein, we reiterate our request that you reject the proposed changes.

Sincerely,

Michael Manning. Mary Jo Manning

From: [Warren McCulloch](#)
To: [CCPC](#)
Subject: PROPOSED AMENDMENTS TO CHAS CTY ZONING & LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)
Date: Sunday, January 10, 2021 4:23:44 PM

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Dear Commissioners,

It is my understanding that there are a number of proposed changes to the ZLDR being presented at the Jan 11 Planning Workshop. Two of these proposed changes are of great concern to us - namely the proposed increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

The Johns Island Task Force estimates that these changes would allow 8,000+ more homes on Johns Island and 1,000+ more homes on Seabrook Island near Freshfields. Seabrook Island (and the proposed area under consideration) has a significant amount of wetlands and low elevation land. Currently the island is experiencing increasing and significant issues with water events such as flooding, storm surge, rising sea levels, etc.

Increasing the allowable housing density in this fragile area will only exacerbate these problems. Housing developments currently underway and already approved in these areas will put increased burdens on existing poor infrastructure, including roads and drainage systems.

As such, i strongly and respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Thank you,
Warren McCulloch
Seabrook Island

From: [Lori Newsom](#)
To: [CCPC](#)
Subject: RR-3 and R-4 zoning changes
Date: Sunday, January 10, 2021 4:13:08 PM

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Dear Commissioners,

We have learned of proposed changes to the ZLDR that are being presented at your [January 11, 2021](#) Planning Workshop. We understand that these proposed changes could increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre. Would this allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields, as we have heard? As you know, Johns island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events. In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be too much for Seabrook and Kiawah Islands.

I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Lee and Lori Newsom
263 Governors Drive
Johns Island, SC 29455

From: [Jim & Brenda Tilson](#)
To: [CCPC](#)
Subject: Johns Island Proposed Zoning Amendments
Date: Sunday, January 10, 2021 4:09:21 PM

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Dear Commissioners. Disapprove the zoning change RR-3 and R-4. Changing Johns Island property frontage on Seabrook Island Town Hall to R6 from R4. would drastically lower property values in our area.

James Tilson
2615 Seabrook Island Road
Seabrook Island SC

From: [Laura Wendling](#)
To: [CCPC](#)
Cc: [Laura Wendling](#)
Subject: Letter of Opposition to Rezoning from R4 to R6 - Johns Island (Seabrook Island/Kiawah)
Date: Sunday, January 10, 2021 3:58:14 PM

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Good afternoon. My name is Laura Wendling and I am a homeowner on Seabrook Island (4028 Bridle Trail Drive). It has recently come to my attention that there is a hearing tomorrow for a proposed zoning change from R4 to R6 re: Johns Island. Specifically, the task force is apparently considering making a change to the zoning regulations ant that it would impact parcels of land that extend from Seabrook Island, behind Freshfields, as well as to and past the Kiawah Island Parkway.

I want to clearly and emphatically voice my extreme concern and opposition to any more development, especially this particular zoning change. The area is already overrun and over developed. The shopping, dining, and parking facilities can long longer adequately meet the needs of the residents, let alone those visiting on vacation. If anything, the pandemic has made the situation worse, with people arriving and staying, depleting the resources and creating additional infrastructure problems. The traffic is a nightmare, and the number of accidents has steadily been escalating over the years. Adding more homes is not going to help this and in fact will make it that much worse.

We do not have the resources, infrastructure, medical facilities, etc. to support another 1000 plus homes. You are destroying land, the natural habitat of the wildlife and creating pollution, traffic and a host of other problems that lowers property value, nature, and the quality of life.

I respectfully ask that this regulation change be dismissed or tabled permanently, per committee/task force rules.

Thank you for your time.

Regards,
Laura Wendling
4028 Bridle Trail Drive
Seabrook Island, 20455
Cell: 262-914-8510

From: [Julie](#)
To: [CCPC](#)
Subject: PROPOSED AMENDMENTS TO CHAS CTY ZONING & LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)
Date: Sunday, January 10, 2021 3:53:30 PM

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Dear Commissioners,

It is our understanding that there are a number of proposed changes to the ZLDR being presented at the Jan 11 Planning Workshop. Two of these proposed changes are of great concern to us - namely the proposed increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

The Johns Island Task Force estimates that these changes would allow 8,000+ more homes on Johns Island and 1,000+ more homes on Seabrook Island near Freshfields. Seabrook Island (and the proposed area under consideration) has a significant amount of wetlands and low elevation land. Currently the island is experiencing increasing and significant issues with water events such as flooding, storm surge, rising sea levels, etc.

Increasing the allowable housing density in this fragile area will only exacerbate these problems. Housing developments currently underway and already approved in these areas will put increased burdens on existing poor infrastructure, including roads and drainage systems.

As such, we strongly and respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Thank you,
Julie & Warren McCulloch
Seabrook Island

Sent from Julie's iPad

From: [Robert Savin, MD](#)
To: [CCPC](#)
Cc: [Stephen MONTAGU-POLLOCK](#); [John Gregg](#)
Subject: Zoning Changes
Date: Sunday, January 10, 2021 3:44:13 PM

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Dear Commissioners,

The proposed zoning changes on Seabrook Island from R4 to R6 are ill advised.

The sewage treatment available was designed for build out of Seabrook Island and not for addition residences in the area described given the potential number.

The potable water supply must be addressed and traffic congestion which is a problem and at dangerous levels now precludes additional vehicles added to the present highway infrastructure.

One would hope that the decision to rezone has not been finalized and our input is only a salve to keep the populace thinking they have a voice in the matter.

Regards,

Robert Savin, MD
The Town of Seabrook Island SC

Sent from my iPad

From: [Sue Briggum](#)
To: [CCPC](#)
Subject: Concerns about rezoning on Johns Island and near Seabrook Island
Date: Sunday, January 10, 2021 3:42:13 PM

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I'm writing to request that community outreach be solicited from Johns, Seabrook and Kiawah Island concerning the rezoning to be discussed by the Planning Workshop on Monday. We own a home on Kiawah Island, will retire there as soon as the Covid pandemic abates, and will be directly affected by the nature and scope of this change.

We believe that this zoning change warrants extensive discussion. First, transportation capacity is already challenged by population growth and the potential for increased storm events triggered by climate change. Public safety demands a thorough analysis of the impacts of allowing over 8000 more homes on Johns Island and 1000 more homes on Seabrook. Second, the environmental impacts of such development need study. Impacts on wetlands and drainage are likely to be profound, with corresponding damage to wildlife. Third, such a dramatic expansion in development is likely to overwhelm existing infrastructure, ultimately to the detriment of tourism and the area's economic base.

It's vital that community associations on the three islands be engaged to solicit the views of all residents of the three islands impacted. I became aware of this proposal by "word of mouth," and prudent planning requires methodical, broad outreach so that all views can be fairly reflected.

Thank you for your consideration.
Sue Rose
8 Turtle Beach Lane
Kiawah Island, SC 19455

From: [SHEILA QUIGLEY](#)
To: [CCPC](#)
Subject: Zoning change to the ZDLR
Date: Sunday, January 10, 2021 3:23:19 PM

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Dear Commissioners,

The additional traffic from the approximately 1,000 additional homes that would result from this proposed zoning change will be unbearable. Seabrook Island Road and Betsy Kerrison are already overwhelmed with traffic, including at the circle of Freshfields. This change would be short-sighted and very unfair to the citizens of Kiawah, Seabrook and Johns Island. Please have regard for the people who live here who are trying to maintain a viable environment and life.

Thank you for your consideration.

Sheila Quigley

Sent from my iPad

From: [Dorothy Farfone](#)
To: [CCPC](#)
Subject: Change of Zoning
Date: Sunday, January 10, 2021 2:51:40 PM

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We oppose the edition of more homes to the Seabrook and
Kiawah area by a change in zoning . Dorothy and Frank Farfone
2596 Jenkins Point Road
Seabrook Island

Sent from my iPad.

From: [Mary Ann LLOYD](#)
To: [CCPC](#)
Subject: Seabrook & Kiawah Islands
Date: Sunday, January 10, 2021 2:33:59 PM

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We do NOT want you to approve to have any more homes to be built on either one of our Island. The islands do not need any future homes or any multi \ family construction!! Please vote NO on developing any future development on Seabrook Island. We have lived here since 1995 & moved here because of the privacy. Please vote no

Mary Ann & Ralph Lloyd
2417 The Bent Twig
Seabrook Island, SC 29455
843-364-4333

From: sheldon@email.gwu.edu
To: [CCPC](#)
Subject: Rezoning Seabrook property near Freshfields
Date: Sunday, January 10, 2021 2:30:22 PM

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I am opposed to rezoning the property adjacent to Freshfields on Seabrook to higher density. This serves to make a few people rich at the expense of a more rural quality of life for many.

Thank you.

Debra Sheldon
504 Bufflehead Drive

Sent from my iPhone

From: [Gisella Dennis](#)
To: [CCPC](#)
Subject: Disapprove the RR-3 and R-4 zoning changes
Date: Sunday, January 10, 2021 2:22:06 PM

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Mark and Gisella Dennis
2925 Captain Sams Rd
Seabrook Island, SC 29455

We respectfully request to disapprove the RR-3 and R-4 zoning changes.

Thank you
Mark and Gisella Dennis

From: [Cathy Pumphrey](#)
To: [CCPC](#)
Subject: Rezoning ZLDR for 1/11/21
Date: Sunday, January 10, 2021 1:58:57 PM

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In looking through this shift from R4 to R6 that will be discussed on 1/11, I urge that you not make this change. The potential for additional housing units in the Seabrook Island and Freshfields will tax the already stretched infrastructure of this area. This area contains a large amount of wetlands and is subject to flooding. In addition, the road system leading into and off this area is already inadequate to handle any increase in traffic.

Thank you for your consideration of this request.

Cathy Pumphrey
525 Bufflehead Drive
Kiawah Island, SC 29455

Sent from my iPhone

From: [Kathy Meier](#)
To: [CCPC](#)
Subject: Zoning Change - Seabrook to Kiawah Parkway
Date: Sunday, January 10, 2021 1:58:36 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

To Whom It May Concern -

It has been brought to my attention just today that a request to change the current R4 zone to R6 from the Seabrook front gate up to the Kiawah Parkway. There have been a couple of zoning requests lately that I feel would have a negative impact on Seabrook and Kiawah Islands, most notably (a) an adverse effect on our property values; overloading an already stressed traffic area; and further damage to the environment/ecology of this special area.

Please reconsider this change.

Kathleen Meier
482 Fiddlers Reach
Kiawah Island
513.871.7103

From: [Victoria Klein](#)
To: [CCPC](#)
Subject: Zoning change
Date: Sunday, January 10, 2021 1:52:34 PM

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To whom is in charge

Until you develop a road system that allows for MORE travelers on Johns Island, you must stop this over building. It is unconscionable to consider more housing. Already WAY to many accidents on these roads. What happened to the phrase "keep Johns Island Rural"?

Thank for your attention

Vicki Klein

4443 Sea Forest Drive

Sent from my iPhone

From: [Mike601](#)
To: [CCPC](#)
Subject: Proposed Re-zoning changes to the County Regulations (ZLDR)
Date: Sunday, January 10, 2021 1:48:19 PM

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Dear Commissioners:

I have owned two properties on Seabrook Island since 1994, and retain the villa I bought that year.

The proposed changes to be considered at the January 11, 2021 Planning Workshop not only come as a great surprise, but are VERY concerning. These changes will increase density for both the RR-3 current district and the R-4 current district. These zoning districts are critical to the whole nature of those areas.

I have been sent estimates that these changes could allow over 8,000 more homes on Johns Island and more than 1000 homes on Seabrook Island, Neither is equipped to accommodate MORE. Your long delayed River Road Extension of i-526 has made the exits from Kiawah and Seabrook into killing fields.

Our island wetlands are critical for reasons far beyond their beauty. They mitigate the rising sea level; storm surges; floods, etc. They are essential to the critical flora and fauna of our low country.

I urge you to disapprove the RR-3 and R-4 zoning changes to be reviewed at the 1/11/21 meeting.

Michael Simmons
780 Spinnaker Beachhouses VI
Johns Island, SC 29455

From: [Patricia Leibach](#)
To: [CCPC](#)
Subject: Zoning Change on Johns Island
Date: Sunday, January 10, 2021 1:40:08 PM

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I am writing to voice my concern on the proposed changes to ZLDR. The proposal increases density to six dwelling per acre.

The current infrastructure, in my opinion, would negatively impact Johns Island. Our road system is woefully inadequate to accommodate the current population on Johns Island let alone significant new homes.

I respectfully request you disapprove the RR3 and R4 zoning changes.

Thank you,
Patti Leibach
2251 Seabrook Island Road
Johns Island, SC 29455

From: [Lisa-ann Moyer](#)
To: [CCPC](#)
Subject: Land zoning changes
Date: Sunday, January 10, 2021 1:38:58 PM

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Hello

We are writing to express our disapproval of the land zoning change that will effect Kiawah and Seabrook Islands. This change could see an additional 1,000 homes being built and does not conform to what the residents of the islands desire. This needs to be addressed with residents with their input and their desires. The decision should be theirs, not people that don't even live there.

Please take this into consideration at your meeting on the 11th.

Thank you

Mrs. Lisa Moyer

Sent from my iPhone

From: [Marie-Helene Grabman](#)
To: [CCPC](#)
Subject: I am OPPOSED to zoning change
Date: Sunday, January 10, 2021 1:35:34 PM

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Please do not allow the Proposed zoning change in the land area from the town of Seabrook Island town hall to behind Freshfields from R4 to R6 UNLESS the roads are widened first. Two lane roads cannot handle additional traffic.

Marie-Helene Grabman
2395 High Hammock, Seabrook Island, SC

www.scissorcutter.com

scissorcutter@yahoo.com

From: [Jay Hanson](#)
To: [CCPC](#)
Subject: Opposition to Zoning
Date: Sunday, January 10, 2021 1:23:15 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

We are full time residents of Charleston County/Johns Island/Seabrook Island. I am writing in opposition to a zoning change for Johns Island on the land behind the Freshfields Shopping area to accomodate increased housing. We, as property owners for 13 years, have witnessed the growth of Johns Island to include new single family and multi family housing as well as business complexes. Unfortunately as Johns Island grows, the infrastructure does not grow nor improve. Our roads are frightening to say the least, flooding and drainage issues are compromising existing road integrity leaving them dangerous and impassable. With only 2 roads(Maybank & Main Rd) for entry and egress from Johns Island, it would seem that prior to approving new developments we should first address the safety of our existing residents who support our Charleston County tax base.

We live in a beautiful area and I understand and support that growth and development would allow more people to enjoy the same. It is time to address the issue of infrastructure to support not only new growth but the well being and safety of current Johns Island residents. We deserve safer roadways, flood planning and responsible development growth.

Kathleen Hanson
1142 Summerwind Ln
Johns Island

Sent from my iPad

From: [Susan McLaughlin](#)
To: [CCPC](#)
Subject: Zoning Change
Date: Sunday, January 10, 2021 1:16:44 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I am writing in opposition to a change to the zoning regulations that would affect the parcels of land that extend from the Town of Seabrook Island Town Hall behind Freshfields and to and past Kiawah Island Parkway. While the land is already zoned for development, the proposed change would significantly increase the density of current designations and would allow for over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields Village. Unless something is done to address the traffic situation out this way, the county should not be considering allowing this type of development. The roads on Johns Island are some of the most dangerous roads in the state. The two major access roads to this area are Bohicket Road and River Road which both of which are two lane roads. The traffic at any given time on these roads is horrendous with not only residents traveling along these roads but many work people coming out provide services to the islands. In addition, the county has approved an MUSC Medical/ER building and a nursing home/senior living center for this area which will be built in the near future. The Kiawah River residential housing development out this way is huge and is only in its early stages of development. It has already had significant impact on traffic. It is unimaginable that we could add 8,000 additional homes to this area. While there are minor proposed changes to the roads, there is no major roadway being proposed to address this type of traffic increase.

While traffic is a major and immediate concern, there are also environmental concerns as well as quality of life concerns. The residents of Johns Island moved here for the peace and tranquility of living in a rural setting. On Seabrook there is a concerted effort to protect and preserve the wild life. We have no interest in packing houses and businesses on the land so we can become another Mt. Pleasant.

I only learned about this meeting through a neighbor, and I am wondering why a meeting with this type of impact was not better advertised. I am sure other neighbors in the area would like to get involved and be able to express their opinions on this matter. In conclusion, I believe many of the residents of Johns Island feel there is far too much development with no plan for infrastructure to support this type of development.

Thank you for your consideration of this matter.

Susan McLaughlin
3061 Baywood Drive
Johns Island, SC 29455

Sent from my iPad

From: [Suzanne Von Ende](#)
To: [CCPC](#)
Cc: [Carl von Ende](#)
Subject: Proposed Zoning Changes to be considered Tomorrow, 1/11/2021
Date: Sunday, January 10, 2021 12:54:56 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

To whom it may concern

My husband and I live full time on Seabrook Island and have been visiting the low country since the mid-70's. The natural beauty and rural nature of this area drew us here time after time until we purchased on Seabrook in 1996. Over these years we have seen amazing changes in the volume of traffic and general challenges to infrastructure.

At the present time the local shops and restaurants are completely overrun in the "season" by visitors who flock to the beaches, etc., so much so that it is sometimes very unpleasant as people's tempers flare and gentle manners seem to disappear.

To increase the zoning to 6 "dwellings" per acre almost guarantees that the building in the future would be condominium developments and that the population density would be similar to so many other coastal areas that are terribly overcrowded.

Please consider the obligations we all share as stewards of these lands and waterways.

Thank you for your kind attention.

Sincerely,

Suzanne J. von Ende

1213 Creek Watch Trace

John's Island, SC 29455

From: [Paul McLaughlin](#)
To: [CCPC](#)
Subject: REZONING PROPOSAL FOR SEABROOK
Date: Sunday, January 10, 2021 12:39:39 PM

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There is a proposal for a massive rezoning on land on Seabrook Island. There has been no information about the proposal to the community. I URGE THE ZONING BOARD TO TABLE THE PROPOSAL.

Adding the capacity proposed will place a strangle hold on traffic. Betsy Kerrison, Main and River Road are already classified as being among the MOST DANGEROUS roads in SC. These roads are two lane paved over wagon paths. While the County talks of making improvements, it has also been talking about 526 for decades. The reality is we will have only these roads for a very long time.

This proposal will only make a bad situation worse. Furthermore, there have not been any meetings with the Community to discuss the impact.

Therefore, this proposal MUST BE TABLED or WITHDRAWN.

Thank you.

Paul D. McLaughlin
3061 Baywood Drive
Johns Island, SC 29455
336.918.1194

Sent from my iPad/iPhone, so please excuse any typos

"...Light can neither emanate from, nor enter into a closed mind. And so for all its limitations, reason - the weighing of evidence, the assessment of likelihood, the capacity to shift one's opinions in light of thought and of experience - remains essential. Without reason, we cannot appreciate complexity; without appreciating complexity, we cannot rightly appreciate the majesty and mystery God; and without rightly appreciating the majesty and mystery of God, we foreclose the possibility of the miraculous and the redemptive...".
Jon Meacham, "The Hope of Glory"

From: [Bill Finan](#)
To: [CCPC](#)
Subject: I opposed proposed changes to RR-3 and RR-4 zoning
Date: Sunday, January 10, 2021 12:34:19 PM

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Dear Commissioner,

I adamantly oppose the proposed changes to RR-3 and RR-4. Seabrook Island currently has a significant flooding problem with wetlands and lowlands; Seabrook Island has a significant traffic problem; an Seabrook and Kiawah have facilities hat are currently overrun with the current population (the golf courses at Seabrook, the beach club, the public beaches, Freshfields Shopping Center, and Bohicket Marina, our entrance gate are severely stressed to the detriment of all).

These proposed zoning changes would be disastrous. They can not be allowed !!!

Sincerely,

William T Finan

2557 Clear Marsh Road

Seabrook Island, SC 29455

Sent from my iPad

From: [Jay H](#)
To: [CCPC](#)
Subject: Proposed zoning change Johns Island
Date: Sunday, January 10, 2021 12:30:10 PM

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To whom it may concern,

I am fundamentally opposed to the proposed zoning change transitioning a parcel near Freshfields shopping center from R4 (4 dwellings/acre) to R6 (6 dwellings/acre). The estimate of the Johns Island Task Force is this could mean an additional 1000 +/- homes. This is the latest errant, haphazard zoning approval that completely ignores the fact that the overtaxed rural infrastructure on Johns Island is rapidly becoming overwhelmed by development. The fragile ecosystem, public safety and quality of life are at stake. Our roads are dangerous. Don't be foolish. Step back, take a deep breath and see the forest instead of the trees. The powers to be are too busy approving subdivisions to see three weeks into the future.

Jay Hanson
1142 Summer Wind Ln, Johns Island, SC 29455

From: [Beverly Baird](#)
To: [CCPC](#)
Subject: Fwd: changes to SLDR Jan.11,2021
Date: Sunday, January 10, 2021 12:14:09 PM

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----- Forwarded message -----

From: **Beverly Baird** <goofygal1003@gmail.com>
Date: Sun, Jan 10, 2021 at 11:52 AM
Subject: changes to SLDR Jan.11,2021
To: <CCPC@charlestoncounty.org>

We do not need more homes built in wetland area nor do we need or can we handle the traffic already storming the Johns Island roads! I request you disapprove RR-3 and R-4 zoning changes. I have been a full time resident and voter for 25 years and love my adopted state.
Beverly Baird, 191 High Hammock Villa, Seabrook Island, S.C. 29455

From: [Beverly Baird](#)
To: [CCPC](#)
Subject: changes to SLDR Jan.11,2021
Date: Sunday, January 10, 2021 11:53:11 AM

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We do not need more homes built in wetland area nor do we need or can we handle the traffic already storming the Johns Island roads!

From: [Timothy Finan](#)
To: [CCPC](#)
Subject: Proposed zoning changes
Date: Sunday, January 10, 2021 11:33:09 AM

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I write is strong opposition to proposed changes to ZLDR that would increase the density for the RR-3 and R-4 zoning districts as they would be disastrous for both Kiawah and Seabrook. The resulting number of incremental homes would pose numerous and extremely problematic environmental, infrastructure, and quality of life concerns....all for the benefit of a few developers. Reject this proopsal please!

Sincerely,

Timothy Finan
4009 Bridle Trail Dr.
Seabrook Island, SC 29455

From: [James Geiger](#)
To: [CCPC](#)
Subject: Proposed Zoning Change ZLDR
Date: Sunday, January 10, 2021 11:29:20 AM

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We strongly oppose changing increases in density re RR-3 to one dwelling per acre and revising R-4 zoning districts to six dwelling units per acre.

These proposed changes will negatively impact significant acres of native wetlands and increase the ongoing issues with drainage, tidal flooding, storm surge, and projected sea level rise. In addition present infrastructure (roads, sewer, power, drainage) is totally inadequate to support 8000 more homes on Johns island and 1000 more homes on Seabrook Island near Freshfields.

Please disapprove of these changes.

Sincerely

James G. Geiger, Ph.D.
Amelie S. Geiger

2642 Seabrook Island Road
Seabrook Island, SC 29455

From: [MARTIN VINCENTSEN](#)
To: [CCPC](#)
Subject: Objection
Date: Sunday, January 10, 2021 11:25:15 AM

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We respectfully object to the zoning change which would increase density to our already taxed island. Until we solve the traffic, drainage and sewage treatment we believe it is unwise to pass this request.
We live at 1020 Old Wharf Road.

Sent from my iPhone
M. J. Vincentsen

From: [bpmeaster](#)
To: [CCPC](#)
Subject: Disapprove
Date: Sunday, January 10, 2021 11:22:01 AM

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Proposed zoning changes to R-3 and R-4.

Barbara P. Measter
2430 Bent Twig
Johns Island

Sent from my iPhone

From: Eherbick@aol.com
To: [CCPC](#)
Subject: New Development beginning at Seabrook Town Hall
Date: Sunday, January 10, 2021 10:50:26 AM

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I have great concerns for this. Between Maybank, River Road and Bohicket Road we already have serious commute problems.

Most Seabrookers have always worried that we would become another Hilton Head, with resort business. What is worse is that Seabrook will remain a nice private, quiet island, even with rentals; however, there will be a Hilton Head outside our gate that will keep us from getting to our own island.

Another development is not something we need. It will not matter whether it is high end or not, it is the increased traffic volume that will get us.

Please, no!

Eve Herbick

Seabrook Island resident and property owner

Sent from Eve Herbick's iPad

From: [Phyllis](#)
To: [CCPC](#)
Subject: Zoning change
Date: Sunday, January 10, 2021 10:39:46 AM

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Sent from my iPad pmikula@comcast.net
Charleston County,

You have not a good job for us and your heading to do another bad decision. We object
To changing the zoning to R-6. If you have not noticed what traffic jams, we have now
Then you are not driving down to the round about. Come and look. Do this before you make a lasting offense to our
gateway to Kiawah and Seabrook. We remember your
agreement for condos on Main and 17. What you caused was a criminal act. I almost sued you for that one.
No ! Do not change the zoning to R6.

Dr and Mrs Albert Mikula
Seabrook Island
2435 The Bent Twig
843-768-4171

From: vivrog@bellsouth.net
To: [CCPC](#)
Subject: Proposed Amendments to the Charleston County Zoning and Land Development Regulations Ordinance
Date: Sunday, January 10, 2021 10:32:56 AM

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Dear County Commissioners,

The two proposed changes to the ZLDR should be rejected. The additional increases to the population of Johns Island will only make the current traffic issues on Bohicket and River Roads even more of a dangerous situation. Also covering more wetlands will increase the flooding danger. I have to believe that the only ones in favor would be the greedy developers and land owners. Almost nobody that currently lives on Kiawah, Seabrook or Cassique will be for it. Our opinions should dominate the argument.

We request that you disapprove the RR-3 and R-4 zoning changes.

Roger and Vivian Steel

Roger & Vivian Steel
2290 Marsh Hen Dr.
Seabrook Island, SC 29455
Tel: 843-768-7166
Cell: 216-215-0379
vivrog@bellsouth.net

From: [ROBERT MASON](#)
To: [CCPC](#)
Subject: Zoning John's Island
Date: Sunday, January 10, 2021 8:27:39 AM

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please do not change the zoning requirements on John's Island. We do not need additional traffic and all the issues it brings to our community.

Robert Mason
3732 Seabrook Island Rd
Johns Island, SC 29455

Sent from my iPhone

From: [Denise Ricken](#)
To: [CCPC](#)
Subject: TOSI Town zoning change
Date: Sunday, January 10, 2021 5:45:48 AM

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I am against the change to a more dense community.
Denise Ricken

Sent from my iPhone

From: [paula baram](#)
To: [CCPC](#)
Subject: CCPC@charlestoncounty.org Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) Dear Commissioners, Two of the proposed changes to the ZLDR that are being presented at the January 11 P...
Date: Saturday, January 09, 2021 6:44:35 PM

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thank you for your consideration,

Paula Baram

From: [Jimmy Rinehart](#)
To: [CCPC](#)
Subject: Proposed zoning change to ZLDR
Date: Saturday, January 09, 2021 5:16:13 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

January 9, 2021

Dear Sirs:

I am a full time resident of Seabrook Island and I want to register my objection to the zone change to ZLDR. The net effect of this change would be to increase the density on this property. My first issue with this stems from the fact that Increased density would negatively impact the environment. The beautiful natural environment of the area is one of the primary reasons for living here. My second objection concerns the obvious impact it would have on traffic. The road system simply will not handle the automobile traffic that would ensue if this property is built to its maximum capacity.

Because of these reasons I strongly object to the zoning change.

Sincerely,

Jimmy Rinehart
3165 Privateer Creek Rd.
Seabrook Island, S.C.

From: [John Butera](#)
To: [CCPC](#)
Subject: Density of zoning
Date: Saturday, January 09, 2021 5:02:13 PM

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To whom it may concern :

The shocking attempt to increase the density of the parcel of land between under consideration of your January 11 meeting is unwise. The consideration should be to substantially reduce the density.

Approval of the increase in density will serve to erode the quality of life of Kiawah and Seabrook residents, destroy the very reason so many folks visit and settle in and around Kiawah and Seabrook, i. e, the natural beauty, the respect for the natural land and lives of the animals and birds which survive there!

Approval is tantamount to the destruction of life in the low country! Think of substantially reducing density so much of the land can afford to be conserved!

Respectfully,

John C. Butera

2633 Jenkins Point Rd.

Seabrook Island, SC 29455

Sent from my iPad

From: [Dale Leibach](#)
To: [CCPC](#)
Subject: I oppose the R4 To R6 proposed change.
Date: Saturday, January 09, 2021 4:54:29 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

As a Seabrook Island resident we simply do not have the roads and infrastructure to support development like this

The added traffic is simply not sustainable.

Sent from my iPad

Dale Leibach

C 202 365 4339
dleibach11@gmail.com

From: [Joanne Nelson](#)
To: [CCPC](#)
Subject: Zoning R4 to R6
Date: Saturday, January 09, 2021 4:16:31 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Bad ideas just keep coming. As it is now there is no development in the area and still we have problems with a lack of suitable roads. R4 to R6 is extremely thoughtless. Improving roads should come before any change in zoning. Be sensible.

Sent from my iPad

From: joanjohnson@comcast.net
To: [CCPC](#)
Subject: Meeting on January 11
Date: Saturday, January 09, 2021 3:59:53 PM

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Dear Commissioners,

We strongly object to the proposed amendments to the ZLDR. These changes if passed would allow 8,000 more homes on Johns Island and 1,000 on Seabrook Island near Freshfields Village. We have lived here on Johns Island since 1998 with the hopes of having Johns Island rural forever. Obviously that has not happened. Since we have been here there have been many more housing developments added to our crowded roads. No new roads have been built to help alleviate the increasing traffic on Johns Island. In 1998 it took us 1&1/2 hours to evacuate to Savannah Highway.

Bohicket road is one of the prettiest roads in the state and the future development changes would ruin it.

We already have flooding on Johns Island due to the wetlands, rising sea levels and storm surges making it difficult to travel during peak high tides.

We urge you to reconsider and not change these RR-3 and RR-4 zoning ordinances.

Thank you.

Lew & Joan Johnson
2415 Andell Way
Johns Island, SC

From: [Holly Bolte](#)
To: [CCPC](#)
Subject: RR3 and R4 Zoning Changes
Date: Saturday, January 09, 2021 3:53:34 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I oppose these changes and believe they could cause issues on Seabrook Island.

Thank you for your attention to this matter.

Helen Mary Bolte
2420 The Haul Over
Johns Island, SC 29455
Sent from my iPad

From: [Pat Quigley](#)
To: [CCPC](#)
Subject: Proposed Amendments to Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Saturday, January 09, 2021 3:22:27 PM

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Dear Commissioners:

I am writing in regard to two proposed changes to the ZLDR. These changes increase the density for RR-3 and R-4 zoning districts. These changes would permit over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook near Freshfields. I am aware that the land is zoned for development but the density should not be increased.

The roads in and off Johns Island are not adequate for the current population. It would be disastrous if thousands of more residences were added. Discussion about roads in the area have been going on for years with little progress. Please keep this in mind along with the danger of rising sea levels, storm surges and flooding.

Thank you,

Pat Quigley
2754 Old Oak Walk
Seabrook Island, SC 29455

Sent from my iPad

From: [Dewaine Cherry](#)
To: [CCPC](#)
Subject: ZLDR Change for SBI and KI
Date: Saturday, January 09, 2021 3:21:03 PM

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I oppose this change until infrastructure changes are
Developed to support any zoning changes

Dewaine Cherry

Sent from my iPhone

From: [Derek Fyfe](#)
To: [CCPC](#)
Subject: Zoning change on Johns Island ZLDR
Date: Saturday, January 09, 2021 2:54:43 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Commisioners,

Please do not change the zoning of ZLDR from RR3 to R-4 to allow development of increased numbers of dwellings in the areas around Seabrook and Kiawah islands. The result if a zoning change which could result in as many as 8000 new homes in this restrictive region would have a devastating impact on safety due to traffic congestion during not only normal hours but especially during evacuations due to weather emergencies such as we have had over the last several years. No improvements in exit roads from Seabrook and Kiawah Islands are planned and until they are, further increases in population density are unsafe.

Thank you
Derek Fyfe
1014 Embassy Row Way
Johns Island
Sc 29455

From: [Teichner, Martha](#)
To: [CCPC](#)
Subject: Fwd: Proposed Zoning Changes
Date: Saturday, January 09, 2021 2:18:49 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Sent from my iPhone

Begin forwarded message:

From: "Teichner, Martha" <MAT@cbsnews.com>
Date: January 9, 2021 at 2:15:18 PM EST
To: "CCPC@charlestonvounty.org" <CCPC@charlestonvounty.org>
Subject: Proposed Zoning Changes

I strongly oppose amendments to the Charleston County ZLDR that would increase density for the RR-3 to one unit per acre and the change from R4 to R6 in the area of the TOSI, Freshfields, and Betsy Kerrison Parkway.

It would be a huge and lasting mistake.

Martha A. Teichner

I own a home at:
1022 Embassy Row Way
Seabrook Island, SC 29455

Sent from my iPhone

From: [Brenda Lundstrom](#)
To: [CCPC](#)
Subject: Johns Island
Date: Saturday, January 09, 2021 8:59:24 AM

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PLEASE do not change the density on John's Island. A increase would be detrimental to all. It would be terrible. PLEASE. There is not enough infrastructure in place to support that many more homes.

Brenda Lindstrom
235 Sparrow Hawk Rd.

[Sent from AT&T Yahoo Mail on Android](#)

From: [Dawn Wegfahrt](#)
To: [CCPC](#)
Cc: [Curtis Wegfahrt](#)
Subject: Proposed Amendments to the Charleston County Zoning and Land Development Regulations Ord (ZLDR)
Date: Friday, January 08, 2021 7:03:48 PM

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Dear Charleston County Planning Commission,

I am writing this email to express my great dismay that you are considering changing the zoning to allow the huge amount of homes to be built on Johns Island.

I am a resident and within the City Limits and DO NOT approve of this expansion plan.

Our island has a substantial amount of wetlands, low elevation land, and significant issues with water events. It is my position that while higher densities may be needed in portions of Charleston County to support the growth of our region and to make more affordable housing units available, there should be NO NET INCREASE IN HOUSING DENSITIES ON JOHNS ISLAND. Look in other areas more inland.

As it stands right now there is way too much building being done, flooding happening and the infrastructure is just impossible to keep this island preserved.

Please reconsider your decision.

Concerned Islander,
Dawn Wegfahrt
2109 Colson Ln, Johns Island, SC 29455
484-225-6692

From: [Diane Lehder](#)
To: [CCPC](#)
Subject: Proposed zoning changes for Johns Island
Date: Friday, January 08, 2021 6:14:29 PM

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Charleston County Planning Commission:

I am writing to express my concern about two proposed changes to the Zoning and Land Development Regulations on Johns Islands, specifically increasing density from 1 house per 3 acres to 1 house per acre in RR-3 zones and from 4 houses per acre to 6 houses per acre in R-4 zones. The increase in the number of homes this would permit on Johns Island and the area around Freshfields is frightening.

My husband and I have been residents on Kiawah Island for almost 20 years and the growth we have experienced during that time has been more than we had ever imagined. Roads to Johns Island, Seabrook Island, and Kiawah Island are jammed with traffic daily as workers travel to and from the islands. When evacuation is required, residents surge onto the available roads to escape to safer ground. The existing infrastructure is minimally sufficient to accommodate current demand, and proposals on the table at this time to expand infrastructure will assuage but not solve the problem. And the infrastructure problem aside, we cannot continue to stress the wetlands and other environmental challenges without catastrophic results.

Please reject any proposals to increase the net density of housing on Johns Island.

Thank you for your consideration.

Diane Z. Lehder
306 Palm Warbler
Kiawah Island

From: [Chandler Marburg](#)
To: [CCPC](#)
Subject: Reference the proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).
Date: Friday, January 08, 2021 5:15:32 PM

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I am a resident of Wadmalaw and have witnesss the very fast growth of Johns Island - I cannot believe that this is even something that is being considered. It has already become crowded losing so much of the beauty and charm that drew so many families here a long time ago. We do not want a sprawling island - PLEASE PLEASE CONSIDER WHAT THIS WILL DO TO THE WETLANDS AND SURROUNDING BEAUTY THAT WE CHERISH! LETS SPARE THIS PLACE OF BEAUTY AND NOT DESTROY IT WITH MORE HOMES AND BUSINESSES-

From: [Mary Beth Osusky](#)
To: [CCPC](#)
Subject: The proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).
Date: Friday, January 08, 2021 4:39:18 PM

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I am opposed to the RR3 and R4 zoning density changes on Johns Island.

I have been to planning meetings last year and discovered your plan to allow thousands of new houses/apts on Johns Island first, and add infrastructure later. The presenters at the meeting claimed to have no knowledge of the flooding problems that occurred on Main Rd near Savannah Highway ever since all the apartments were built about 7 years ago. Those of you allowing such density should certainly be aware of your past mistakes. Instead of looking at past mistakes you allowed even more units to be built a mile or so up Main Rd from the first flood area.

Changing the zoning density simply allows you to permit another several thousand homes/apts without infrastructure. There are only two ways off the island in a weather emergency, and there is already a substantial flooding problem. Studies show that adding houses, leaves no place for flood water to go. Without a plan that includes more roads for evacuation you are putting more lives at risk. Without a plan to alleviate flood waters you are allowing more chance of flooded homes.

It is time that you do what is right, and provide better roads and flood mitigation BEFORE even thinking about adding density by changing zoning. If you cannot add infrastructure or flood mitigation, then I suggest you change the zoning to LESS dense not more dense.

Thank you.

Mary Osusky

From: [Kristen and Jeff Meierer](#)
To: [CCPC](#)
Subject: Proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Friday, January 08, 2021 4:25:04 PM

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I am strongly opposed to the amendments that would increase density on Johns Island. Existing homes are already having problems with flooding that we didn't have prior to all this new development. Residents can barely get around now with the existing infrastructure. Why in the world would anyone think that increasing the housing density would be a good idea? It would be nice if the planners in Charleston County could have a vision for Johns Island like someone at one point had the vision for Hilton Head. You have the ability to make this island a premier place to live, work and play, instead of making it an extension of the West Ashley / North Charleston overdeveloped armpits.

Please do not pass the proposed amendments.

I appreciate your assistance.

Sincerely,
Kristen Meierer
2482 River Rd
Johns Island, SC 29455

Sent from [Mail](#) for Windows 10

From: [Helen Greenfield](#)
To: [CCPC](#)
Subject: Proposed amendments to ZLDR
Date: Friday, January 08, 2021 4:06:58 PM

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Dear Planning Commission,

I oppose the changes to the Zoning and Land Development Regulations Ordinance, specifically the change of RR-3 from one house per 3 acres to one house per acre, and R-4 from 4 houses per acre to 6 houses per acre.

I am a 40 year resident of Johns Island and own 10 acres. If I wanted to contribute to the destruction of Johns Island from a wooded rural area to developer's dream, I would support these changes. I moved here because of the rural aspects, not because of the development opportunities. Many of my neighbors feel the same way!

The Urban Growth Boundary was adopted to maintain the rural nature of Johns Island against the urban development as promoted by the City of Charleston. These zoning changes imply changes to the urban/rural development plan as laid out in the Urban Growth Boundary statute.

I am asking you to maintain the Urban Growth Boundary and to reject the zoning changes that are proposed.

Thank you.

Helen Greenfield
[2156 River Rd.](#)
[Johns Island, SC 29455](#)

Sent from my iPhone

From: [Steve Green](#)
To: [CCPC](#)
Subject: Proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)--
Oppose
Date: Friday, January 08, 2021 2:57:59 PM

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Dear Planning Commission,

I oppose the changes to the Zoning and Land Development Regulations Ordinance, specifically the change of RR-3 from one house per 3 acres to one house per acre, and R-4 from 4 houses per acre to 6 houses per acre.

I am a 40 year resident of Johns Island and own 10 acres. If I wanted to contribute to the destruction of Johns Island from a wooded rural area to developer's dream, I would support these changes. I moved here because of the rural aspects, not because of the development opportunities. Many of my neighbors feel the same way!

The Urban Growth Boundary was adopted to maintain the rural nature of Johns Island against the urban development as promoted by the City of Charleston. These zoning changes imply changes to the urban/rural development plan as laid out in the Urban Growth Boundary statute.

I am asking you to maintain the Urban Growth Boundary and to reject the zoning changes that are proposed.

Thank you.

Steve Green
2156 River Rd.
Johns Island, SC 29455

From: [Frank Osusky](#)
To: [CCPC](#)
Subject: Johns island zoning changes
Date: Friday, January 08, 2021 1:40:51 PM

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This is in reference : Reference the proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).

This commission must by all fiduciary responsibilities make good decisions in impacting Johns island residents. You are overloading with no actions on the infrastructure and concerns for flooding.

How can you add more and more with only TWO exit ways off of the island, you are putting us at risk of disaster.

Do not just chase tax dollars , quality of life is important to values .

Pls due your due diligence and more important LISTEN to the people.

See you at the meeting ...

From: [Michael](#)
To: [CCPC](#)
Subject: ZLDR
Date: Friday, January 08, 2021 1:04:31 PM

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My family and I vehemently oppose the zoning changes increasing the density for allowable housing per acre. This is completely irresponsible to even consider such changes. Environmentally the Low Country is both vitally important to the global ecosystems and is fragile in its current state.

The infrastructure on Johns Island is already overwhelmed and represents a serious safety issue to all of the existing residents. With only two roads off of Johns, Seabrook, Kiawah, Wadmalaw and parts of James Islands serving as evacuations routes there is potential for a catastrophic loss of life. Imagine a Hurricane that changes course forcing a sudden evacuation with flooding or a vehicular accident causing just one of the two routes to close. The loss of life could be massive.

Lastly, the lack of adequate zoning and planing action has already caused infrastructure to dramatically lag behind population growth. The present level of construction and traffic is already straining our few roads beyond their capacity. We now have rush hour delays that would have been unimaginable just a few short years ago. Driving along the roads in Wadmalaw you see speeding cars and garbage dumped along the roads running into our creeks. Drive along the roads to Kiawah or Seabrook today and you will see damaged roads being repaired approaching the new roundabout and Kiawah parkway. Drive on Maybank road today and if your not stuck in stop and go traffic you will notice a very dramatic left to right pull caused by damage from the heavy construction vehicles. Drive on Bohicket Road or River Road and most days you will be able to see a car accident often serious injury or death.

The time is long past where growth on our Islands can continue unchecked. To sacrifice safety and the quality of life so that a few greedy developers can maximize their profits then walk away leaving our residents to pay the price is indeed criminal.

A concerned citizen,

Michael Orris and family
2410 Andell Way
Johns Island

Sent from my iPad

From: [Carmen Diaz](#)
To: [CCPC](#)
Subject: ZLDR ordinance Johns Island
Date: Friday, January 08, 2021 1:00:45 PM

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To the Charleston County Planning Commission,

I'm writing regarding the recent proposed Zoning and Land Development Ordinance changes on Johns Island that would change RR-3 zoning density to one house per one acre from the current one house per three acres, and the R-4 zoning density to 6 houses per acre rather than the current four houses per acre.

As an owner of 5.01 acres on Johns Island near the Urban Growth Boundary, ***I must voice my disappointment that these changes are even up for discussion.*** It is no secret that Johns Island is currently suffering from a growth that has already far outstripped the pace of infrastructure development, traffic thresholds, and the island's ability to shed flood waters. It defies reason to propose changes that can so clearly not be supported by the framework of Johns Island.

My house is not just another building. It is my home, it is 5 acres for wildlife. It is my greatest investment and my security. My daughter and her family, appreciating the rural nature of Johns Island, purchased 3.25 acres next door to me. They did not move on to this island out of a desire to live in the middle of an overdeveloped and under supported suburb. They did make these choices to raise my grandchildren in an idyllic setting, complete with creek and pond and trees to climb. We all made the deliberate choice of a less densely zoned community so that we could hear birds and see deer, turkey, and even the occasional bobcat or coyote.

Every day we see the impact of overdevelopment. ***For example, both our properties now floods where it used to remain dry. Traffic is of course one of the most obvious impacts.*** Developers have created hills (or as close to a hill as one can get in the LOWcountry) over wetlands and other low lying areas in order to put in houses. The water now runs into the roads and neighboring properties and the cars run just as swiftly into roads not designed for them.

Why can we not take pride in this island and protect it? Must it be destroyed and manipulated into just another suburban traffic jam? You have a huge opportunity here to protect a very special place. I hope that you make that choice. There can be no harm in keeping Johns Island safe and beautiful with current zoning and happy residents. If the zoning changes are made, there is no going back. ***I wholeheartedly reject any efforts to make these zoning changes and hope that you will too.*** Instead, please make Johns Island an example of responsible development within the current zoning. Imagine the success you and others could claim if down the road Charleston could still boast of a barrier island that was

both developed and protected, respecting current and future residents' desires to claim for themselves and keep a little piece of an idyllic setting for their children too.

Sincerely,
Carmen Diaz

From: [Kelly S. Turner](#)
To: [CCPC](#)
Subject: Proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).
Date: Friday, January 08, 2021 12:58:58 PM

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To whom it may concern,

I am a Johns Island resident. It has come to my attention the proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).

Our island has a substantial amount of wetlands, low elevation land, and significant issues with water events (e.g. floods, storm surges, rising sea levels). My position is that while higher densities may be needed in portions of Charleston County to support the growth of our region and to make more affordable housing units available, there should be no net increase in housing densities on Johns Island.

The haphazard growth explosion on Johns Island has already deeply impacted our ecological systems and the livability of our island. The island is completely automobile dependent and with each house comes a new influx of cars which is simply not sustainable.

Please invest your time in putting forward policies and amendments that reduce unsustainable growth patterns and invest in smart growth strategies that will increase the island's quality of life. Additionally, please put forward infrastructure-based policies for our island that will make us less car and encourage sustainable design, construction and land development.

Thank you.

Kelly S. Turner

From: [d.y](#)
To: [CCPC](#)
Subject: ZLDR Concerns
Date: Friday, January 08, 2021 12:26:15 PM

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"Our island has a substantial amount of wetlands, low elevation land, and significant issues with water events (e.g. floods, storm surges, rising sea levels). Our position is that while higher densities may be needed in portions of Charleston County to support the growth of our region and to make more affordable housing units available, there should be no net increase in housing densities on Johns Island."

Regarding the proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), I am strongly against increasing housing densities on Johns Island. It is not necessary! We should be preserving the wetlands and not filling every single available lot to encourage homes and businesses to be built. Flooding has become a greater issue every year and insurance costs should not be absorbed by every person when these homes and businesses will flood in the current time and near future.

Johns Island should remain mostly rural. That is what brought me to the area since 1995 and why many tourists come to the area. Every single time I drive through the area it seems like I don't even recognize it anymore.

Please, PLEASE make it stop!

Deborah Yanko

Kiawah Island and Johns Island property owner.

414-510-7724

From: [Perry Jameson](#)
To: [CCPC](#)
Subject: Zoning Changes
Date: Friday, January 08, 2021 12:18:08 PM

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Dear County Council Members:

I hope you are well and safe. I appreciate all you do to improve and maintain the quality of life we lead here in Charleston County.

I am sending this email to let you know I oppose the proposed density changes from RR-3 and R-4 on Johns Island. The infrastructure already cannot support the present population. Also any development this dense would affect drainage and worsen flooding.

Please vote in opposition to this change.

Perry Jameson
Four Paws Path
Johns Island

From: [Rhodes White](#)
To: [CCPC](#)
Subject: Johns island new houses.
Date: Friday, January 08, 2021 12:11:25 PM

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Not only is it bad for the environmental issues and flooding but how will all these people get off the island during an evacuation.

Rhodes

P.S. We chose not to move to JI because of the already congestion impact on narrow roads.. We rented an apartment off river road and apartments flooded with just rain and rain water would go into pool because of all the marshes around the complex were full. Really think about the people not just your tax base.

Rhodes b. White

From: [Leigh Cobb](#)
To: [CCPC](#)
Subject: Proposed changes to Zoning and Land Development Regulations Ordinance
Date: Friday, January 08, 2021 12:09:57 PM

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To Whom It May Concern:

I am concerned about two of the County's proposed changes to the ZLDR ordinance, specifically the RR-3 density increase from one house per 3 acres to one house per 1 acres and the R-4 density increase from 4 houses per to 6 houses per acre. These changes could result in 8,100 more houses on Johns Island.

As you know, there are significant issues with water level events on Johns Island and the barrier islands near it--events that will be negatively affected by more development. It seems premature to move forward with these zoning changes before the Dutch Dialogue recommendations, including height requirements, are fully implemented.

Thank you for your consideration.

Sincerely,
Leigh Cobb
2 Ocean Course Drive
Kiawah Island, SC 29455

From: john.zlogar@gmail.com
To: [CCPC](#)
Cc: [Andrea Melocik](#)
Subject: Comments re. Proposed ZLDR Changes
Date: Friday, January 08, 2021 12:03:47 PM
Attachments: [JITF re ZLDR Changes.pdf](#)

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On behalf of the members of the Johns Island Task Force I respectfully submit for consideration our comments regarding the proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).

From: [Debra Simmons](#)
To: [CCPC](#)
Subject: REGARDING PROPOSED AMENDMENTS TO THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE
Date: Wednesday, January 13, 2021 11:31:24 AM

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DEAR COMMISSIONERS:

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

DEBRA SIMMONS

780 SPINNAKER BEACH HOUSES
SEABROOK ISLAND, SC

From: [Mark Horn](#)
To: [CCPC](#)
Subject: Proposed Amendments
Date: Wednesday, January 13, 2021 10:15:42 AM

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Dear Commissioners:

As a constituent, I respectfully request that you disapprove the proposed zoning changes that were to have been presented at the planning workshop earlier this week. Given the lack of an adequate infrastructure and roads on Johns Island, further increasing the density on Johns Island and the area near Freshfields would be disastrous to our community. Traffic and flooding issues are routine already, and increasing the density for development will only make it worse.

We hope that you will *disapprove* the RR-3 and R-4 zoning changes. Thank you for your consideration.

Mark

Mark R.A. Horn
Attorney at Law
T 704.331.3540
F 704.339.5840
markhorn@mvalaw.com

Moore&VanAllen

100 North Tryon Street
Suite 4700
Charlotte, NC 28202-4003
704.331.1000
www.mvalaw.com

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[Moore & Van Allen](#)

From: orourkeden@aol.com
To: [CCPC](#)
Subject: RR-3 and R-4 Zoning changes - ZLDR
Date: Tuesday, January 12, 2021 5:54:34 PM

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Dear Commissioners,

Please note that two of the proposed changes to the ZLDR that are being presented at the **January 11, 2021** Planning Workshop are of great concern to us. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields.

Our islands have a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, **the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.**

The increase in population these changes would cause would be disastrous for Johns Island, Seabrook and Kiawah Islands.

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Fran and Sue ORourke
763 Curlew Ct
Kiawah Island, SC

From: trimaz@aol.com
To: CCPC
Subject: proposed amendments
Date: Tuesday, January 12, 2021 1:01:19 PM

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Email to CCPC@charlestoncounty.org

Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Anthony Mazzola

1604 Live Oak Park

Seabrook Island SC

From: [michael barnett](#)
To: [CCPC](#)
Subject: Johns Island development
Date: Tuesday, January 12, 2021 8:58:38 AM

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I live on Seabrook. I very much do NOT want development along Seabrook Island rd or adjacent to Freshfields Village. The roads are inadequate and there is already too much problems with flooding and inadequate drainage.

Michael R Barnett

From: [Beth and Ed Simon](#)
To: [CCPC](#)
Subject: Zoning Change
Date: Monday, January 11, 2021 9:00:31 PM

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Dear Commissioners,

Please note that two of the proposed changes to the ZLDR that are being presented at the **January 11, 2021** Planning Workshop are of great concern to us. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields.

Our islands have a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, **the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.**

The increase in population these changes would cause would be disastrous for Johns Island, Seabrook and Kiawah Islands.

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Ed and Beth Simon
416 Estuary Lane

From: [LARISA NONN](#)
To: [CCPC](#)
Subject: opposition to RR-3 and R-4
Date: Monday, January 11, 2021 5:29:39 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Larisa Nonn and Bryan Husbeck
1113 Duneside Dr, Kiawah Island

From: [Jack Bisceglia](#)
To: [CCPC](#)
Subject: Proposed changes to Johns Island RR-3 and R-4 Zoning
Date: Monday, January 11, 2021 4:48:55 PM

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I oppose the changes to the Zoning and Land Development Regulations Ordinance, specifically the change of RR-3 from one house per 3 acres to one house per acre, and R-4 from 4 houses per acre to 6 houses per acre.

The proposed ordinance changes were written for developers, and not for residents. I do not support these changes. We moved here because of the rural aspects and we did not move here for the benefit of developers.

According to the Charleston County Comprehensive Plan, the Urban Growth Boundary protects and strengthens the rural and urban/suburban character of areas of the County, and further distinguishes the rural from the Urban/Surburban areas, so that low levels of development exist within the Rural Area. The Comprehensive Plan promotes LOWER density development, not HIGHER density development. What they are proposing is completely out of character with the intent of rural residential, which is modest population growth, a reduced demand for public services and facilities, and the preservation of the remaining rural character. The zoning proposal makes destructive changes to the Comprehensive Plan. Please ask the Zoning and Planning Commission to reject the proposed zoning changes for rural and urban/suburban development. Thank you..

From: [Debbie Mims](#)
To: [CCPC](#)
Subject: Proposed Changes to RR-3 and R-4 of the Zoning and Land Development Regulations
Date: Monday, January 11, 2021 4:08:01 PM

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Good afternoon. I am currently attending the Planning Commission Workshop regarding the changes to the Zoning and Land Development Regulations. I'm hoping to speak with respect to proposed changes to RR-3 and R-4. In the event I don't get the opportunity, I'd like to go on record in opposition to the changes.

While I have only been a resident of Johns Island for 14 years, my husband's family-the Lees and Mims'-have been residents of Johns Island and Charleston for generations. We currently reside inside the UGB and have 16+ acres on Bohicket Road, outside the UGB.

We are opposed to any changes to the ZLDR, particularly the change of RR-3 from 1 house per 3 acres to 1 house per acre, and R-4 from 4 houses per acre to 6 houses per acre.

The changes being considered do nothing positive for the residents of Johns Island, and only favor developers who take the money and run.

Based on the Charleston County Comprehensive Plan, the Urban Growth Boundary is designed to keep high density development within the UGB and protect the rural character of the remainder of the Island. It's meant to promote low density outside the UGB. Furthermore, Johns Island does not have the infrastructure and public service resources to support these changes.

The character of Johns Island will be irreparably changed for the worse if these zoning changes are adopted. I'm asking you to reject the proposed changes.

Respectfully,

Deborah Vanadia-Mims
Haywood Mims III
2762 Summertrees Blvd.
Johns Island, SC 29455
843-559-4965

Sent from my iPhone

From: [Sus Rush](#)
To: [CCPC](#)
Subject: Proposed changes to zoning regulations
Date: Monday, January 11, 2021 3:04:23 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

I understand these changes would allow over thousands more homes on Johns Island and on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Thank you.

S. Rush
36 Atlantic Beach Ct.
Kiawah Island, SC 29455

From: [Marc Chafe](#)
To: [CCPC](#)
Subject: Seabrook / Kiawah
Date: Monday, January 11, 2021 2:58:23 PM

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Dear CCPC/Charleston County,

Are you either all whores on the take or simply have zero interest in how bad Johns Island gets screwed? 8,000 MORE houses?!

Let me just tell you, since none of you have ever been to Johns Island, WE HAVE TWO LANES OFF THE ISLAND. TWO. One at the Limehouse and one at the Stono. ONE lane each. There is nothing but unabated construction going on on Johns Island. WE DON'T HAVE THE ROADS TO SUPPORT A FRACTION OF THIS DEVELOPMENT. Would at least one of you drive out here at rush hour? No, not just for your free kickback golf packages on Kiawah from the developers. Come out here and see. We are being over built. We don't have the infrastructure. STOP!!!!

This newest plan is offensive. All driven by greed. And ignorance. Pretend to do your jobs. Just once.

J. Marc Chafe

Seabrook Island

From: [Carol Sprague](#)
To: [CCPC](#)
Subject: Seabrook Island /Johns Island Rezoning
Date: Monday, January 11, 2021 2:54:30 PM

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Commissioners,

I am writing to express my concern about the review to increase the density in the area (R4) to 1000 homes per acre. This area is subject to flooding and is a wetland with high tide implications among the usual population and traffic density issues during the summer. In addition, the road leading to the island cannot sustain the increased traffic that many homes will include. I understand an emergency medical center, and an Assisted Living Home are also being built. More stores will need to be added to accommodate the increase. How much more development can the area take???? Enough is enough. I've only been a resident for 3 years but it breaks my heart to hear that this ridiculous increase in housing is being considered. I love this area because of the reverence we have for the environment. It's going to start looking like Myrtle Beach soon.

Please please don't approve this.

Thank you,

Carol Sprague

Get [Outlook for iOS](#)

From: [Pamela Cisneros](#)
To: [CCPC](#)
Subject: Concerned Johns Island Citizen
Date: Monday, January 11, 2021 2:50:51 PM

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Hello,

I am writing to express my grave concern over the proposal to change the Zoning and Land Development Regulations (ZLDR) ordinance that would change Johns Island:

- RR-3 zoning density increased from 1 house per 3 acres to 1 house per acre - a 300% increase
- R-4 zoning density increased from 4 houses per acre to 6 houses per acre - a 50% increase

As you are probably aware, the traffic increase on Johns Island is already reaching a tipping point. Rush hour times getting on and off the island now rivals much larger urban areas. Increasing the density to the degree proposed - essentially turning us into an extension of James Island - is not only irresponsible towards the ecosystem and environment, but threatens the very quality of life that most existing residents have chosen. If this proposal is approved, many of us will have no choice but to move to another area outside of Charleston and this would break our hearts.

I am well aware that change and growth are inevitable. However, the continual surrender to greedy developers for personal financial gain without a balanced consideration of all other factors is simply unacceptable. Once this island is overdeveloped and its long rich heritage as a rural farm community is violated, it can never, ever be restored.

I urge you to PLEASE reconsider this proposal and focus your goal of supporting population growth in a more distributed fashion throughout the county. Johns Island should be protected so that at least some of it's unique character and quality of life can be preserved.

Pamela Cisneros
Artist | Designer
www.pamelacisneros.com
843.259.1123

From: [Victoria Fehr](#)
To: [CCPC](#)
Subject: Zoning regulations
Date: Monday, January 11, 2021 2:16:10 PM

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I am against rezoning from R4 to R6.

Victoria Fehr

From: [Kathryn Balogh](#)
To: [CCPC](#)
Subject: Time Sensitive Zoning Concerns Kiawah Island
Date: Monday, January 11, 2021 1:56:52 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the [January 11, 2021](#) Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Kathryn Balogh
24 Blue Heron Pond
Kiawah Island, SC 29455

Sent from my iPhone

From: [Art Richards](#)
To: [CCPC](#)
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Monday, January 11, 2021 1:24:53 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11 Planning Workshop are of great concern to me. These changes are the increase in density for the RR-3 to one dwelling unit per acre and revising R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g., floods, storm surges, rising sea levels).

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Art

Arthur (Art) C. Richards
806-670-1653 Mobile

2400 Cat Tail Pond
Johns Island, SC 29455

From: [Rhonda L.C. Bird](#)
To: [CCPC](#)
Subject: Proposed changes to the ZLDR
Date: Monday, January 11, 2021 12:57:29 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Rhonda Bird
264 Woodland Garden Lane
Johns Island 29455

From: [Linda Kramer](#)
To: [CCPC](#)
Subject: Proposed Zoning Change
Date: Monday, January 11, 2021 12:56:25 PM

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Dear Commissioners,

My husband and I are very concerned about the density increases to the ZLDR that you will be discussing this week.

It is hard to believe that more density is being considered in light of the current inadequacy of the roads on Johns Island leading to Seabrook and Kiawah. This seems to be a case of the cart before the horse.

There are other plans that have been discussed for the area around Kiawah and Seabrook that will also increase traffic: a retirement center, a medical facility and a Put-Put Golf development. These additions must be considered when deliberating the increase in density along this road.

The frequency of traffic accidents on Bohicket Road, the lack of roadway lighting, and the ability of any minor hiccup to cause traffic back up for miles should be a warning that this road cannot handle today's traffic. A forced evacuation of the islands would be disastrous for everyone living on the islands.

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,
Linda and Jack Kramer
Needlerush Rd
Kiawah Island

From: [kenneth otstot](#)
To: [CCPC](#)
Subject: ZLDR density/zoning change
Date: Monday, January 11, 2021 12:49:23 PM

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Zoning Change....

As a long time residence of Johns/Seabrook Island , I strongly appose ANY change in the current density on Johns/Seabrook/Kiawah Island. Safety concerns as well as the sewer system capacity are just two of the reasons.

The unbridled, poorly planned, greedy development of Johns Island with NO regard to the safety of our residence is irresponsible.

I urge you to deny the density request.

Thank you
Ken Otstot, Seabrook Island

From: [KAREN GIBLER](#)
To: [CCPC](#)
Subject: ZLDR proposed changes
Date: Monday, January 11, 2021 12:38:13 PM

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Dear Commissioners,

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Dr. Sheridan and Karen Gibler
2525 Haulover Pointe Circle
Seabrook Island . SC 29455

From: [Jdw](#)
To: [CCPC](#)
Cc: [Jdw_Hsp](#)
Subject: Zoning change Betsy Kerrison
Date: Monday, January 11, 2021 12:32:50 PM

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Two very strong NO change in zoning from 29 y residents at Seabrook Island.

Susan and David Whitehouse

Sent from my iPhone

From: dkrumwiede@krumwiede.com
To: [CCPC](#)
Cc: dkrumwiede@krumwiede.com; "Angela Krumwiede"
Subject: Disapprove RR-3 and R-4 Zoning Changes to Seabrook area
Date: Monday, January 11, 2021 12:32:37 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021

Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be terrible for the culture of Seabrook and Kiawah Islands.

I have lived on Seabrook for over 10 years and would find this zoning change to be **disastrous** to the **Quality of Life** enjoyed by me and my neighbors.

I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

David Krumwiede
2933 Seabrook Island Rd

Johns Island, 29455
630-747-8462

From: [Lee Fritz](#)
To: [CCPC](#)
Subject: R4 to R6 at Fresh Fields on Johns Island
Date: Monday, January 11, 2021 12:10:47 PM

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As residents of Johns Island we have witnessed first hand the traffic issues and overcrowding on Johns Island. The infrastructure is taxed beyond its ability to support current growth much less any increase in growth due to re-zoning to allow more residential housing. Please do not change the area around Kiawah, Seabrook and Fresh Fields from R4 to R6.
Thank you

From: [Dbarnola](#)
To: [CCPC](#)
Subject: Fwd: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Monday, January 11, 2021 12:08:16 PM

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Sent from my iPhone

Begin forwarded message:

From: Karen England-Barnola <kengland.barnola@gmail.com>
Date: January 10, 2021 at 1:14:13 PM EST
To: dbarnolaj@gmail.com
Subject: Fwd: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)

Sent from my iPhone

Begin forwarded message:

From: Karen England-Barnola <kengland.barnola@gmail.com>
Date: January 10, 2021 at 1:10:20 PM EST
To: ccpc@charlestoncounty.org
Cc: Karen England Barnola <kengland.barnola@gmail.com>
Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)

Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and

revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,
Karen Barnola
3113 Seabrook Island Rd
Johns Island, SC 29455

From: [Jennifer](#)
To: [CCPC](#)
Subject: Zoning change
Date: Monday, January 11, 2021 12:01:35 PM

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To whom it may concern,

I will not be able to make the zoning committee meeting on January 11 but I would like to object to the change to allow houses to be built around the Seabrook Freshfields area. We have enough congestion and not enough infrastructure to support the change.

Jen Finch

Sent from my iPhone

From: [Scott Wallinger](#)
To: [CCPC](#)
Subject: Comment on Proposed ZLDR Changes on Johns Island
Date: Friday, January 08, 2021 11:51:40 AM

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To the Charleston County Planning Commission:

I am very much disturbed by, and opposed to, the proposed changes to RR-3 and R-4 zoning density as they would apply to Johns Island.

Under the proposed changes, dwelling density would increase from 1 house per 3 acres to 1 house per acre in RR-3 and would increase from 4 houses per acre to 6 houses per acre in R-4. The net effect of this would be to permit potential construction of about 3,000 houses on Johns Island outside of the Urban Growth Boundary.

Charleston County is working closely with the City of Charleston to strengthen the Urban Growth Boundary on Johns Island with the intent to confine urbanization to the area within the Urban Growth Boundary and the City of Charleston. The proposed zoning changes are totally inconsistent with that objective and defeat the purpose of strengthening the Urban Growth Boundary.

One argument made in support of the changes is that it would create a “transition zone” from the Urban Growth Boundary to the rural area. That is completely fallacious because the “zone” would be all of rural Johns Island outside of the Urban Growth Boundary. Moreover, there is no need for any “transition zone” at all. The Boundary is the Boundary! Inside it is defined as urban; outside it is defined as rural.

Any owner of property outside of the Urban Growth Boundary has the ability to petition for an exception if, for example, parents who own a parcel want to allow one or two children to also have homes on the site. That is different from an overall zoning change that would enable a developer to aggregate parcels and then create an urban-type of development in an area designated to remain rural.

I have been participating in the Johns Island Task Force from its inception as a cross section of island interest groups and the two sea island municipalities work together to retain as much of the rural character and culture as possible of this large rural island.

The proposed changes to RR-3 and R-4 zoning on Johns Island outside of the Urban Growth Boundary must be denied.

R. Scott Wallinger
600 Quay Circle – Unit 615
Charleston, SC 29412

From: [Rich Jenkins](#)
To: [CCPC](#)
Subject: Zoning changes on Johns Island
Date: Friday, January 08, 2021 11:49:59 AM

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The issue before you is whether to increase the potential dwelling units on the island beyond the current level...of which the infrastructure is over saturated. The existing roads are crumbling from the repeated overburden of dump trucks continuing the fill-and-build process.

To add to that while overlooking the infrastructure is premature. I urge you to focus on infrastructure to have it in place before you add another helping of frustrated citizens to your plate.

Rich Jenkins
Chairman
Johns Island Council

Rich Jenkins
611 Two Mile Run
Johns Island SC 29455
8436479141

From: [Jennifer Dungan](#)
To: [CCPC](#)
Subject: No more houses!
Date: Friday, January 08, 2021 11:48:27 AM

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Please stop building more houses on Johns Island!!! We do Not have enough roads, grocery stores, medical care to handle more population!!!! Finish 526 before adding another house PLEASE!!!!!!!!

Sincerely,
Jennifer Dungan

Sent from my iPhone

From: [Jan Litton](#)
To: [CCPC](#)
Subject: Zoning changes on Johns island
Date: Friday, January 08, 2021 11:43:04 AM

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To Whom it May Concern:

I am writing to express my concerns and objections to the proposed amendment changes to the Charleston County Zoning and Land Development Regulation Ordinance. Johns island does not have the infrastructure to handle any more traffic. It is also has a lot of wetlands and lo lying areas and cannot support an increase in the number of homes this could bring to the area. I sure hope you all will start putting the concerns of the people ahead to those who desire to develop every square inch of land to pad their pockets. Conserving our natural resources should be paramount to anything else.

Thank you,
Jam litton

Please excuse any misspellings or other typos in this message. My phone has a mind of its own.

From: [jenny.peterson](#)
To: [CCPC](#)
Subject: Opposing zoning density increase on Johns Island
Date: Friday, January 08, 2021 11:26:39 AM

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Hello,

I am a homeowner on Johns Island and I am opposed to increasing the density in the RR-3 and R-4 Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).

The island is already clogged with traffic and has only a set number of roads to take you on and off the island. I think in order to protect property values and for safety, current building density requirements should stay.

It's a shame that the county is entertaining jamming more houses than allowed and I encourage you to come up with new and innovative ways to get income/fees from developers that won't inhibit the quality of life and safety of residents.

The island is starting to look more like build-heavy, jam-packed Summerville than the beautiful barrier island that it is. Please don't approve this change.

Sincerely,
Jenny Peterson
2877 Thunder Trail
Johns Island, SC 29455

From: [Nancy Bright](#)
To: [CCPC](#)
Subject: ZLDR Zoning Changes
Date: Friday, January 08, 2021 11:20:06 AM

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To whom it may concern,

I have lots of questions about the proposed ZLDR Zoning Changes:

1. If the county wishes to increase zoning for RR-3 and R-4, would it be possible decrease density elsewhere?
2. Can you conserve a certain amount of acreage that will be conserved and used for parks? As soon as the density increases, I worry development will be out of control.
3. Can the land that will experience an increase in density be required to use strict environmental development practices or required to support the Dutch Dialogues recommendations.
4. Can the county increase zoning in certain sections of the county? Johns Island cannot handle anymore traffic, but West Ashley may be able to handle it. It's important to protect the rural portions of the county otherwise why have them?
5. If this zoning must be increased, can the county install the necessary infrastructure first? Can you re-prioritize road projects to support the increase in growth certain areas will see as a result of increased density?
6. Can you increase the density in stages starting with a 25% increase, then 50% at a later date, etc.? R-3 going from 1 DU/3 acres to 3 DU/acre is a 300% increase and seems unreasonable at this time.
7. Likewise, can R-4 be increase only 25% to start?
8. How is this change going to affect the schools? Can they support this potential growth?

I think there can be compromise on this proposal in order to increase the tax base for the county and curb explosive growth without proper infrastructure in place (roads and schools).

Thank you,

Nancy Bright
Johns Island Resident

From: [Debbie Linton](#)
To: [CCPC](#)
Cc: [Howard Linton](#)
Subject: Proposed Amendments to Charleston County Zoning/Land Development
Date: Friday, January 08, 2021 11:05:04 AM

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We are opposed to the rezoning amendments to Charleston County and Land Development Regulations Ordinance (ZLDR) for Johns Island.

As long time residents of Johns Island we know the challenges of sustaining our wetlands, the issues with water events and increasing the population would only make these challenges worse and destroy the whole reason we live in a rural environment.

Our family does NOT want Johns Island to become the next Mount Pleasant and you can STOP this from happening.

VOTE NO TO CHANGING the rezoning and keep our Island as it was supposed to be Rural.

Regards,
Howard and Debbie Linton
2654 Bohicket Road
Johns Island, SC 29455

From: [Pete Rubino](#)
To: [CCPC](#)
Subject: Proposed changes to Johns Island Zoning and Land Development Regulations (ZLDR)
Date: Friday, January 08, 2021 10:59:16 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Charleston County Planning Commission:

I find it very disturbing that you would consider changing the existing Zoning and Land Development Regulations (ZLDR) for Johns Island as well as for Kiawah, Seabrook and Wadmalaw Islands. The density increases in RR-3 from 1 house per 3 acres to 1 house per acre (300% increase) and R-4 from 4 houses per acre to 6 houses per acre (50% increase) will have a huge impact on the islands' already inadequate transportation and infrastructure placing an increased burden on existing and future residents. Further, the impact to the wetlands, low elevation land, and significant issues with water events (e.g. floods, storm surges, rising sea levels) cannot even be imagined.

Let us first look at the existing transportation infrastructure. Have the current road development plans incorporated this increase in density? In the last 3 years, we have seen "improvements" to Maybank Highway from the Stono River Bridge to River Road. The roadway expanded from two lanes to three lanes coming onto Johns Island. This greatly improved access to the island, but failed to address exiting the island. Now, River Road widening to two left hand turn lanes onto Maybank Highway except Maybank Highway is only being widened to two lanes just past Pinnacle Bank where it will now require merging two lanes into one. This results in just pushing the choke point down the road for future impacts. In addition, the plans for a traffic circle at the intersection of Main, River and Chisolm Roads will require a very large circle to handle the volume of traffic. It can only be hoped that upon completion this will not impact the egress for the islands. The main concern here is that the existing and planned transportation improvements are inadequate, especially as these are the only two evacuation points for all of the islands population.

We are also concerned about the other required infrastructure to support such an increase in density. Have water, sewer and electrical services been designed to handle this additional service loads? If not, this will result in additional infrastructure projects impacting daily life on our Islands.

We understand that increased densities may be needed in portions of Charleston County to support regional growth but the infrastructure on Johns Island will not support this level of density increase. We ask you to reject the density changes to the RR-3 and R-4 for Johns Island.

Sincerely,
A Concerned Citizen
Peter Rubino, P.E.

From: [Trish C](#)
To: [CCPC](#)
Subject: Proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Friday, January 08, 2021 10:48:08 AM

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As a resident of Johns Island, I am writing to state my strong opposition to the following proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance:

- RR-3 zoning density increased from 1 house per 3 acres to 1 house per acre.
- R-4 zoning density increased from 4 houses per acre to 6 houses per acre.

While higher densities may be needed in portions of Charleston County to support the growth of our region and to make more affordable housing units available, there should be no net increase in housing densities on Johns Island.

Our island has a substantial amount of wetlands, low elevation land, and significant issues with water events (e.g. floods, storm surges, rising sea levels). Our position is that while higher densities may be needed in portions of Charleston County to support the growth of our region and to make more affordable housing units available, there should be no net increase in housing densities on Johns Island.

Thank you for consideration of my request.

Patricia Carothers
5552 Stono View Drive
Johns Island, SC 29455

From: [Kelly Skinner](#)
To: [Andrea Melocik](#); [CCPC](#)
Cc: [Pam Skinner](#)
Subject: Proposed ZLDR Changes
Date: Friday, January 08, 2021 10:46:49 AM
Attachments: [CCPC Letter re Proposed ZLDR Changes 1_7_21.pdf](#)

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Charleston County Planning Commission
Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405

January 7, 2021

Dear Planning Commission Members,

We are writing to request further review and consideration of proposed ZLDR changes currently being proposed, particularly:

- RR-3 zoning density increased from 1 house per 3 acres to 1 house per acre - a 300% increase
- R-4 zoning density increased from 4 houses per acre to 6 houses per acre - a 50% increase

These changes greatly increase the number of houses allowed on Johns Island with roughly 8,000 + more houses on Johns Island of which nearly 3,000 would be located outside the Urban Growth Boundary (UGB). With the allowance for Accessory Dwelling Units, these could essentially double.

Johns Island and the neighboring Sea Islands all have substantial amount of wetlands, low elevation land, and significant issues with water events (e.g. floods, storm surges, rising sea levels). Our position is that while higher densities may be needed in portions of Charleston County to support the growth of our region and to make more affordable housing units available, there should be no net increase in housing densities on Johns Island.

Proposed changes also increase density without accounting for the increased demand on existing infrastructure that is already stretched to the point safety and quality of life is negatively affected while also ignoring and contradicting the purpose of the Urban Growth Boundary.

These changes also introduce a precedent that seems all too easily applied to "AG" zoned properties as well that are more prevalent on other Sea Islands and serve to protect the density and quality of life those citizens have built their lives and homes around.

Lastly, it's not clear what is driving the need for these changes. No significant issues have been brought to light requiring these changes raising the question is this a solution to a problem that doesn't exist? If there is a problem, it doesn't seem well defined and this change has far more reaching repercussions that haven't been fully vetted.

Sincerely,

Pam & Kelly Skinner
Wadmalaw Island, SC

From: [Cook, Terrell](#)
To: [CCPC](#)
Subject: Zoning and Land Development Regulations
Date: Friday, January 08, 2021 10:45:14 AM
Importance: High

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I am vehemently opposed to Charleston County's proposed changes to our Zoning and Land Development Regulations (ZLDR) ordinance. These proposed changes are:

- RR-3 zoning density increased from 1 house per 3 acres to 1 house per acre - a 300% increase
- R-4 zoning density increased from 4 houses per acre to 6 houses per acre - a 50% increase

Please understand my opposition to this proposed change and communicate this to all departments & individuals that have the authority to make this change.

Regards,

Joseph Cook
Johns Island resident

NOTE: Any information, analyses, opinions and/or recommendations contained herein relating to the impact or the potential impact of coronavirus/COVID-19 on insurance coverage or any insurance policy is not a legal opinion, warranty or guarantee, and should not be relied upon as such. As insurance brokers, we do not have the authority to render legal advice or to make coverage decisions, and you should submit all claims to your insurance carrier for evaluation as they will make the final determination. Given the on-going and constantly changing situation concerning the coronavirus/COVID-19 pandemic, this communication does not necessarily reflect the latest information regarding recently-enacted, pending or proposed legislation or guidance that could override, alter or otherwise affect existing insurance coverage. At your discretion, please consult with an attorney at your own expense for specific advice in this regard.

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From: [Kate Petersen](#)
To: [CCPC](#)
Subject: Proposed Changes - Zoning and Land Development Regulations
Date: Friday, January 08, 2021 10:44:42 AM

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Hello,

I am writing in concern to the two changes to the Zoning and Land Development Regulations Ordinance proposed by Charleston County:

- RR-3 zoning density increased from 1 house per 3 acres to 1 house per acre - a 300% increase
- R-4 zoning density increased from 4 houses per acre to 6 houses per acre - a 50% increase

These changes greatly increase the number of houses allowed on Johns Island and the area around Freshfields. Our island has a substantial amount of wetlands, low elevation land, and significant issues with water events. While higher densities may be needed in portions of Charleston County to support the growth of our region and to make more affordable housing units available, there should be no net increase in housing densities on Johns Island. Let's protect the unique rural nature of Johns Island!

Sincerely,

Kate Petersen

From: [Jim Mcdonald](#)
To: [CCPC](#)
Subject: RR 3 and R 4 proposed zoning changes
Date: Friday, January 08, 2021 10:42:25 AM

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I think the proposed changes to increase housing density in the subject references zones on Johns Island are about the most irresponsible items the County should be focused on.

Please do Not endorse or approve these changes. I voted for candidates that would protect the open space we have, address overcrowded roads, and focus on education.

Stop this development insanity!

Jim Mc Donald
12 Rhett's Bluff rd
Johns island

From: [Joan Avioli](#)
To: [CCPC](#)
Subject: ZLDR
Date: Friday, January 08, 2021 10:32:21 AM

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January 8, 2021

Charleston County Council:

Please note that as a resident of Kiawah Island, I am opposed to further excessive development on Johns Island and its neighboring barrier islands. The rural nature of Johns Island is almost lost; the roads are grossly inadequate for the increased population which will occur if ZLDR is approved. Part of Johns Island is in the approved urban density formula, but much of the development is not. I urge you not to approve.

Sincerely,
Joan T. Avioli
561 Ruddy Duck Ct.
Kiawah Island, SC 29455

From: [Jill Zlogar](#)
To: [CCPC](#)
Subject: ZLDR proposed changes
Date: Friday, January 08, 2021 10:27:05 AM

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I would like to express my opposition to the proposed changes being implemented on Johns Island. This island has been inundated in the past few years with thousands of new houses and apartments. These have destroyed wetlands and increased flooding and traffic on the island.

To propose zoning changes on Johns Island to INCREASE the density is the total opposite of what the county should be doing. While it may be needed and acceptable in other parts of the county, it is not acceptable to facilitate more reckless building than is already allowed on Johns Island. This island should be protected for its remaining agricultural areas and not facilitate what would be more than 8000 more houses than current zoning allows.

I hope the county will listen to what the citizens of Johns Island want and need.

Jill Zlogar
5528 Frisco Lane
Johns Island, SC 29455

From: [Derek Ridgeway](#)
To: [CCPC](#)
Subject: Charleston County ZLDR
Date: Friday, January 08, 2021 10:17:48 AM

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I do not support the proposed changes that ChaRleston County ZLDR. I understand there is a need for housing, but no net housing increase for Johns Island.

Thanks,
Derek Ridgeway
Johns Island, SC

Sent from my iPhone

From: [Caroline Tucker](#)
To: [CCPC](#)
Subject: John's Island Zoning Changes
Date: Friday, January 08, 2021 9:47:03 AM

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For the record, I am opposed to changing the following zoning laws on John's Island, SC. Roads are not sufficient. Quality of life is adversely affected by overcrowding people and neglecting/obliterating the natural wildlife.

Thank you,
Caroline M. Tucker
1069 Pigeon Point
John's Island SC 29455

- RR-3 zoning density increased from 1 house per 3 acres to 1 house per acre - a 300% increase
- R-4 zoning density increased from 4 houses per acre to 6 houses per acre - a 50% increase

From: [Rose Dana](#)
To: [CCPC](#)
Subject: Proposed zoning changes RR-3 , R-4
Date: Friday, January 08, 2021 9:22:33 AM

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As owners of 100 acres on River Road we strongly object to the proposed zoning changes to a considerably higher density. John's Island has a long history of small farms, much of it still owned by a minority population who have farmed for generations. Small lots, straightened roads and more commerce to serve the growth would fundamentally alter the community. In the end we are still an island with limited access points; more construction, new utilities and increased infrastructure will lead to more traffic problems. Many of the newer residents have moved to JI to enjoy the natural, open and historic culture of the Island. It is easy enough to see what John's Island would become if the suburban sprawl typical of James, Mt Pleasant, and other surrounding communities is allowed. While they are nice places to live they are no different than thousands of other suburban towns.

John's Island has a moment in time to save the natural and historic character of a community steeped in history and beauty. The adverse environmental impact would be monumental at a time when flooding and storm incursion is getting worse. The importance of wetlands conservation is finally being recognized and JI could lead the way.

We need only to look at the other barrier islands around Charleston to see what high density growth looks like. John's Island has a unique rural character worth preserving. These zoning changes would alter it, irrevocably....and there's no going back.

Sincerely,
Rose and Charles Dana
3750 River Rd
Johns Island, SC 29455

Rose Dana
rcdana@me.com



From: [Adam Nasse](#)
To: [CCPC](#)
Subject: Proposed amendments to ZLDR- Johns Island
Date: Friday, January 08, 2021 8:33:06 AM

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To the members of the CCPC:

in Reference of the proposed Amendments to Zoning and land Development Regulations. I write in objection to the proposed zoning regulation changes for Johns Island. One of the most important duties of government officials is to protect the wellbeing of its citizens. Not the best interest of land developers or increasing the tax base. Johns Island has been flooded with new development in the last 10 years, with little to know infrastructure improvements, (having large subdivisions add a deceleration lane is not an improvement). I understand people have the right to develop their land. But the government has a responsibility to protect the citizens to make sure infrastructure is properly in place first.

Please start acting responsibly and being **PROACTIVE vs REACTIVE** with land development in the County especially on Islands that will be critical in protecting us against storm surge as global warming increases the amount and intensity of storms and sea level rise over the next 100 years.

Is the infrastructure there to support the additional Zoning?

Has there been a traffic study in the last 3 years as 1000's of new homes were added to an island with 2 access points?

Is there a stormwater plan/ funding to protect all the homes from flooding?

The Island will be susceptible to rising seas levels, global warming has that been considered?

Have you addressed the safety issues of adding so many homes to an area with such limited access?

Is there a plan to get all the residents off the island quickly if there's an emergency?

Thanks for considering these very important issues before deciding to make drastic changes to Zoning and increased development.

From: [Raja Hitti](#)
To: [CCPC](#)
Subject: ZLDR for John's island
Date: Friday, January 08, 2021 8:00:04 AM

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Herein expressing deep concern and reservations in regards to increasing the density of homes on Johns Island as proposed

While growth is expected, it has to be measured and deliberately slow, please modify significantly or cease efforts all together on the possibility to increase housing units to no more than a fraction of what is proposed - a 10 to 15% yearly increase max as applied to Zoning of RR-3 and R-4

Thanks
Raja, Johns Island resident

From: [Louise Graff](#)
To: [CCPC](#)
Subject: Johns island zoning
Date: Friday, January 08, 2021 6:37:06 AM

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The RR 3 and R4 zoning on Johns Island should not be allowed! This rampant, uncontrolled high density housing is the antithesis of why people live there now. Destruction of massive swaths of wetlands, clear cutting of trees, removal of wildlife is unconscionable and will cause Johns Island to become yet another ugly, concrete jungle, overpopulated with traffic issues, flooding, crime etc.

If these zoning appeals are allowed, it will be the ruination of a once beautiful, calm, quiet part of the lowcountry.

Please veto this and compromise with a much much lower density housing plan. As a 20 year resident of Johns Island, I cannot fathom the negative impacts of horrible, greedy illogical proposal.

Sincerely concerned for the future of Johns Island,
Mary Louise Graff

From: [Mary Bull](#)
To: [CCPC](#)
Subject: ZLDR report
Date: Friday, January 08, 2021 5:12:19 AM

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To Whom this concerns,

I wish to make my thoughts about the proposed zoning changes on Johns Island. I am completely against any changes which increase the density of housing on Johns Island with the current infrastructure.

There are so many housing plans approved and in the works here and the traffic is already having terrible backups daily. Why would you even consider opening any development of more houses until something is done about transportation on, off and around this Island.

Obviously none of you drive on Johns Island from 6:00-9:00 AM or 2:00-6:00 PM because the travel time has tripled in the past 10 years. No we are not Atlanta and guess what? I don't live in Atlanta. I live on Johns Island by choice to enjoy the rural,natural beauty of this place.

We have plenty of construction going on please don't create more.

Thank-you

--

Blessings,

Mary Bull

From: [Warren Redman-Gress](#)
To: [CCPC](#)
Subject: Oppose zoning changes
Date: Thursday, January 07, 2021 10:45:21 PM

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As a resident of the 29455 zip code (2738 Old Forest Dr) I am opposed to a change in the zoning density on Johns Island. The fragile ecosystem of Johns Island is already experiencing more flooding as marshland is filled in and compromised by hardscape with homes, roads, etc.

- RR-3 zoning density should NOT be increased from 1 house per 3 acres to 1 house per acre - a 300% increase
- R-4 zoning density should NOT be increased from 4 houses per acre to 6 houses per acre - a 50%

Thank you for protecting the rural character of Johns Island.

Regards

Warren Redman-Gress
843-696-0623

Sent from my iPhone
Warren Redman-Gress

Sent from my iPhone
Warren Redman-Gress

From: [Joseph Carastro](#)
To: [CCPC](#)
Subject: Johns Island rezoning
Date: Thursday, January 07, 2021 10:28:11 PM

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Dear Planning Commission,

I would like to go on record as being **Strongly opposed** to increasing the units allowed by increasing the zoning limits for RR-3 and R-4 zoning for Johns Island.

Traffic is currently at the breaking point, drainage is an increasingly crucial issue and thus, I feel this action would be ill advised.

Most Sincerely Yours,

Joseph Carastro IV
1500 Bower LN
Johns Island, SC

Sent from [Mail](#) for Windows 10

From: wilburw999@aol.com
To: [CCPC](#)
Subject: Zoning changes on Johns Island
Date: Thursday, January 07, 2021 9:36:09 PM

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Sirs

Please explain why the zoning changes for Johns Island are being considered.

Who's requesting the changes.

Wilbur Wise

From: [Brooke Wood](#)
To: [CCPC](#)
Subject: ZLDR ordinance Johns Island
Date: Thursday, January 07, 2021 9:21:41 PM

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To the Charleston County Planning Commission,

I'm writing regarding the recent proposed Zoning and Land Development Ordinance changes on Johns Island that would change RR-3 zoning density to one house per one acre from the current one house per three acres, and the R-4 zoning density to 6 houses per acre rather than the current four houses per acre.

As an owner of 3.25 acres on Johns Island near the Urban Growth Boundary, ***I must voice my disappointment that these changes are even up for discussion.*** It is no secret that Johns Island is currently suffering from a growth that has already far outstripped the pace of infrastructure development, traffic thresholds, and the islands ability to shed flood waters. It defies reason to propose changes that can so clearly not be supported by the framework of Johns Island.

On a more personal note, my husband and I did not make the single most important and significant investment of our lives to purchase and build a home on just over three acres on this island out of a desire to live in the middle of an overdeveloped and under supported suburb. We did make these choices to raise our two children in an idyllic setting, complete with creek and pond and trees to climb. We made the deliberate choice of a less densely zoned community so that we could hear birds and see deer, turkey, and even the occasional bobcat or coyote.

Every day we see the impact of overdevelopment. ***For example, our property now floods where it used to remain dry. Traffic is of course one of the most obvious impacts.*** Developers have created hills (or as close to a hill as one can get in the LOWcountry) over wetlands and other low lying areas in order to put in houses. The water now runs into the roads and neighboring properties and the cars run just as swiftly into roads not designed for them.

Why can we not take pride in this island and protect it? Must it be destroyed and manipulated into just another suburban traffic jam? You have a huge opportunity here to protect a very special place. I hope that you make that choice. There can be no harm in keeping Johns Island safe and beautiful with current zoning and happy residents. If the zoning changes are made, there is no going back. ***I wholeheartedly reject any efforts to make these zoning changes and hope that you will too.*** Instead, please make Johns Island an example of responsible development within the current zoning. Imagine the success you and others could claim if down the road Charleston could still boast of a barrier island that was both developed and protected, respecting current and future residents' desires to claim for themselves and keep a little piece of an idyllic setting for their children too.

Sincerely,

Brooke D Wood

From: [Steve](#)
To: [CCPC](#)
Subject: Zoning
Date: Thursday, January 07, 2021 9:03:41 PM

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Can you please explain why it makes ANY sense to increase the home density on Johns Island? With an already overburdened Maybank Highway?

What are you accomplishing; besides increased tax revenue that is...

Steve Kitchen
3154 Dunwick Drive
Johns Island

Sent from my iPhone

From: [Harry Polychron](#)
To: [CCPC](#)
Subject: Zoning on Johns Island
Date: Thursday, January 07, 2021 8:23:25 PM

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Dear commissioners, I live on Seabrook Island, until a few years ago I never saw flooding that has plagued our community like it has now after relentless hardscaping of previously permeable land that now sheds water to somewhere else. Please consider the ill effects of further development that removes trees and absorbent landscapes that threaten existing dwellings. Thank You, Harry Polychron

From: [Linda S Geronilla PHD](#)
To: [CCPC](#); [dante Geronilla](#)
Subject: opposition to 2 regulations
Date: Thursday, January 07, 2021 8:17:12 PM

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Charleston Planning Commission
4045 Bridge View Drive,
North Charleston, SC

1/7/21

Dear Commission

I am opposed to both of the following Charleston County proposal to Zoning and Land Development Regulations (ZLDR) ordinance on John Island

- RR-3 zoning density increased from 1 house per 3 acres to 1 house per acre –
- R-4 zoning density increased from 4 houses per acre to 6 houses per acre

There are flooding and traffic problems on Johns Island. The extra increases in houses would increase both.

--

Linda Geronilla, Ph.D.
726 Sonny Boy Lane,
Johns Island, SC 29455

From: [Larry Wiessmann](#)
To: [CCPC](#)
Subject: Fwd: Delivery Status Notification (Failure)
Date: Thursday, January 07, 2021 7:46:47 PM
Attachments: [icon.png](#)

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----- Forwarded message -----

From: Mail Delivery Subsystem <mailer-daemon@googlemail.com>
Date: Thu, Jan 7, 2021 at 7:42 PM
Subject: Delivery Status Notification (Failure)
To: <dangerousjade2712@gmail.com>



Address not found

Your message wasn't delivered to **CCPC@charlestoncounty.ord** because the domain charlestoncounty.ord couldn't be found. Check for typos or unnecessary spaces and try again.

The response was:

DNS Error: 12209497 DNS type 'mx' lookup of charlestoncounty.ord responded with code NXDOMAIN Domain name not found: charlestoncounty.ord

----- Forwarded message -----

From: Larry Wiessmann <dangerousjade2712@gmail.com>
To: CCPC@charlestoncounty.ord
Cc:
Bcc:
Date: Thu, 7 Jan 2021 19:42:25 -0500
Subject: rezoning. RR-3 and R-4
Dear Commissioners:

It is my understanding that at Monday's meeting you plan to discuss the rezoning on Johns Island (RR-3 and R-4) I am very much against the zoning change because it will have such a detrimental impact on the quality of life on the Island. It will also have a major negative environmental impact.

I live at the southernmost part of the Island and am already stuck with the one way out evacuation route that will not be improved by the Rt.526 extension.

It is time for the council to realize some rural property is better left as is.

Sincerely:

Larry Wiessmann
2712 Seabrook Island Road
Johns Island, S.C. 29455
843-768-9837

From: [Kj](#)
To: [CCPC](#)
Subject: Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).
Date: Thursday, January 07, 2021 7:01:39 PM

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Please no to 8000 homes on John's Island! This is a crazy proposal. Infrastructure can't handle traffic now! Try Mt. P,

From: [mark.braga](#)
To: [CCPC](#)
Subject: Johns Island Proposed Zoning Changes
Date: Thursday, January 07, 2021 6:43:04 PM

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Johns Island already has flooding problems from your allowing back filling of marshes and contractors grading issues. We don't need more government zoning incompetence.

Put the proposed changes to a ballot vote to include a no exceptions back filling and ban and a no exceptions critical line enforcement policy or do nothing.

J. Mark Braga

From: [Joan Klein](#)
To: [CCPC](#)
Subject: Johns Island
Date: Thursday, January 07, 2021 5:40:25 PM

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Dear Officials,

I am dismayed to hear of the proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).

Increasing the households further than what is already proposed is detrimental to those of us who already live here. Flooding is common and will increase with more development. Traffic is horrendous (I live near the Maybank/River Rd. intersection). And this is before the work has started on nearby developments.

Please maintain current standards. Vote down proposals to change. Thank you.

Joan Klein
1538 Royal Colony Rd, Johns Island, SC 29455

From: [Lisa Vandiver](#)
To: [CCPC](#)
Subject: Comments on Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Thursday, January 07, 2021 5:39:14 PM

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To whom it may concern,

My name is Lisa Vandiver and I live at 3818 Belvedere Road, Johns Island. I am writing to you to request reconsideration of changes to the Zoning and Land Development Regulations (ZLDR) ordinance that apply to portions of Johns Island, Kiawah, Seabrook and Wadmalaw Islands. The proposed changes of increasing RR-3 zoning density from 1 house per 3 acres to 1 house per acre and R-4 zoning density from 4 houses per acre to 6 houses per acre. These changes will greatly increase the number of houses allowed on Johns Island and the surrounding area, equating to:

- 8,100 more houses on Johns Island of which nearly 3,000 would be located outside the Urban Growth Boundary (UGB)
- 1,000 more houses on Seabrook Island near Freshfields

Our island has a substantial amount of wetlands, low elevation land, and significant issues with water events (e.g. floods, storm surges, rising sea levels). While higher densities may be needed in portions of Charleston County to support the growth of our region and to make more affordable housing units available, Johns Island natural soils, topography, and wetlands do not support this level of growth.

I request that rezoning on Johns Island, and other low-lying regions of Charleston County, should utilize a thoughtful approach whereby the natural features of the land dictate appropriate zoning and use of the land. Ultimately, I would like to see no net density increase on Johns Island but rather reconstitution of density where the land can support it.

Thank you for your consideration! Sincerely, Lisa Vandiver

From: [John Zillioux](#)
To: [CCPC](#)
Subject: Objecting to the proposed increase in housing density on Johns Island.
Date: Thursday, January 07, 2021 5:07:50 PM

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Sir:

I am and have been a resident of Johns Island for 25 years and I am opposed to the increase in housing density that you have proposed.

Our island has a substantial amount of wetlands, low elevation land, and significant issues with water events (e.g. floods, storm surges, rising sea levels). While higher densities may be needed in portions of Charleston County to support the growth of our region and to make more affordable housing units available, there should be no net increase in housing densities on Johns Island.

We will be watching the progress of this proposal with great interest. Thank you.

Sincerely,
John Zillioux
3556 Bohicket Road
Johns Island, SC 29455

From: [Gregg Newby](#)
To: [CCPC](#)
Cc: [Gregg Newby](#)
Subject: Reference to the proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).
Date: Thursday, January 07, 2021 4:55:15 PM

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Hello,

Thank you for the opportunity to provide input to the above referenced amendments.

I believe that the anticipated additional 8000 homes and assuming 2.8 people and 1.8 cars per household; 22,400 residents and 14,400 cars would significantly add to the already overburdened stress we have on our safety, roads and wetlands.

It would appear that this would in the end only require further infrastructure and costs feeding a negative spiraling challenge we already have in attempting to maintain the town and country culture currently included in both the City and County Comprehensive plans for Johns Island which included the input of residents.

I understand that there is a need for increased and affordable housing. However, all efforts should be considered first to support this need while striking a balance that recognizes and respects the effects on other livability factors that a singular rezoning approach does not.

Kind regards,

Gregg Newby
843-459-0289

From: [Lee O'Neal](#)
To: [CCPC](#)
Subject: Reference the proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).
Date: Thursday, January 07, 2021 4:16:08 PM

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CHS county planning.

Please, I beg you, stop stop stop the building on Johns Island. Stop and consider the total lack of infrastructure and what this is doing to the land.

Please, stop building and making changes to the zoning. This is not okay.

Referencing:

- RR-3 zoning density increased from 1 house per 3 acres to 1 house per acre - a 300% increase
- R-4 zoning density increased from 4 houses per acre to 6 houses per acre - a 50% increase

These changes greatly increase the number of houses allowed on Johns Island and the area around Freshfields:

Lee O'Neal

Sent from my iPhone

From: [Catherine Poag](#)
To: [CCPC](#)
Cc: [Joel Evans](#)
Subject: Proposed Changes to Zoning
Date: Thursday, January 07, 2021 4:04:53 PM

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Dear Commissioners:

I am writing you with regard to the proposed changes to the Charleston County zoning regulations.

It is my understanding that these changes would apply to the entire county. So, consideration must be given to all of the county when making decisions.

As property owners of Johns Island, **my family and I am in favor of changing RR-3 to 1 house per acre.**

This is certainly not creating too much density. An acre is a large size lot and would allow for more flexibility in positioning houses on lots with trees or wetlands and more options for the flow of stormwater. It allows for greater variety in design of homes and neighborhoods.

Johns Island is 84 square miles which converts to 53,760 acres. Opponents have suggested that by changing RR-3 to 1 house per acre, the possible land affected would be approximately 5000 acres. This number does not allow for properties already built on or factors such as marsh, wetlands, land not suitable for building, ponds, etc. all of which would reduce that number of acres significantly. Just because RR-3 is rezoned to 1 house per acre does not mean that all of that RR-3 land will be built on with 1 house per acre.

County Staff is to be commended for the time and careful review work that have gone into developing the edits and changes. Staff is looking at what is important and works best for the entire county.

Again, I urge you for approve changing RR-3 to 1 house per acre.

Sincerely,

Catherine Poag
2055 Bohicket Road
Johns Island, SC

From: [Noreen Powers](#)
To: [CCPC](#)
Subject: Zoning and Land Development Regulations (ZLDR) ordinance that should be of concern to all Johns Islanders
Date: Thursday, January 07, 2021 3:58:16 PM

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To whom it may concern-

I am greatly opposed to the proposed changes in zoning resulting in an increase in housing developments. Johns Island Infrastructure cannot support any large scale developments that this change would allow. The number of trees (necessary to support our wetlands, drainage and diminishing wildlife habitats) that are being clear cut already is making Johns Island another Mt. Pleasant, devoid of character and might as well be anywhere USA. We are already actively fighting Santee Cooper for damages to creeks, trees, decreased property values and other items. There is no reason to bring in more development as the island cannot support the growth. A large portion of the island does not have access to public sewer and we cannot continue to have failing septic systems. Approving these zoning changes will bring in new people but push out those of us that don't want to live in another .W. Ashley or Mt. Pleasant. Don't destroy Johns Island.

Noreen Powers
River Rd
Johns Island SC

From: [Kj](#)
To: [CCPC](#)
Subject: 8000 homes on John's Island
Date: Thursday, January 07, 2021 3:41:47 PM

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This is just plain wrong on all counts! Enough already! Stop this madness!!

Karen Johnson-Aaron

- The secret of health for both mind and body is not to mourn for the past, worry about the future, or anticipate troubles, but to live in the present moment wisely and earnestly." Buddha

From: [Stephanie B](#)
To: [CCPC](#)
Subject: [***Low Priority***] Re: Over 8,000 More Houses Coming to Johns Island
Date: Thursday, January 07, 2021 3:31:08 PM

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Don't change the zoning! Protect natural spaces and think about your growth plans!!!!

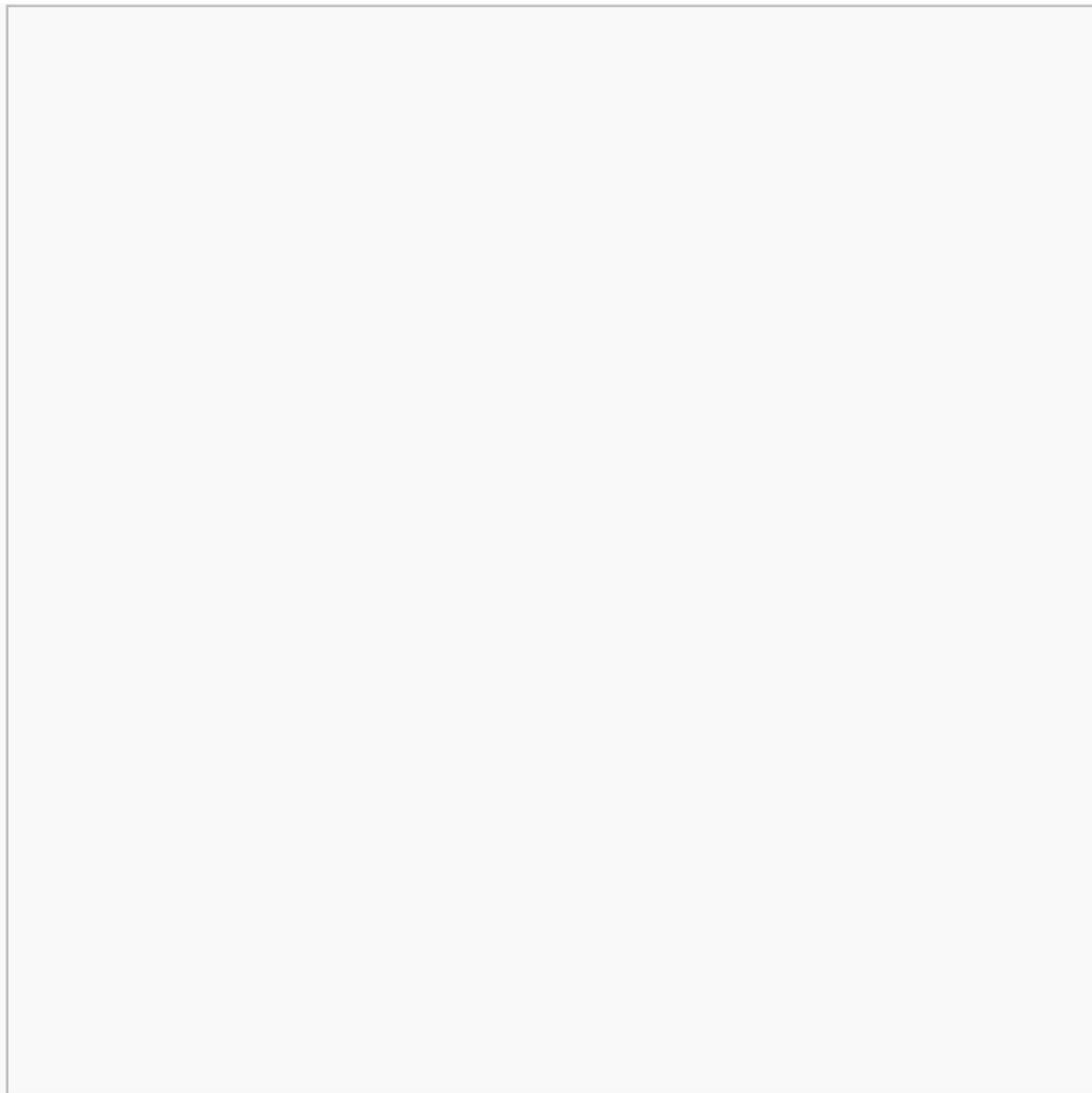
Stephanie A. Burgart

Forgive typos, sent from my toes.

On Jan 7, 2021, at 2:25 PM, Johns Island Coalition - DO NOT REPLY
<johnsislandcoalition@gmail.com> wrote:

[View this email in your browser](#)

Call to Action: Provide Feedback to Charleston County on Johns Island
Zoning Regulations



Charleston County has proposed two changes to our Zoning and Land Development Regulations (ZLDR) ordinance that should be of concern to all Johns Islanders, as well as to our neighbors from Kiawah, Seabrook and Wadmalaw Islands. These changes are:

- RR-3 zoning density increased from 1 house per 3 acres to 1 house per acre - a 300% increase
- R-4 zoning density increased from 4 houses per acre to 6 houses per acre - a 50% increase

These changes greatly increase the number of houses allowed on Johns Island and the area around Freshfields:

- 8,100 more houses on Johns Island of which nearly 3,000 would be located outside the Urban Growth Boundary (UGB)
- 1,000 more houses on Seabrook Island near Freshfields

Our island has a substantial amount of wetlands, low elevation land, and significant issues with water events (e.g. floods, storm surges, rising sea levels). Our position is that while higher densities may be needed in portions of Charleston County to support the growth of our region and to make more affordable housing units available, there should be no net increase in housing densities on Johns Island.

What can you do?

- **Forward this email to others.**
- **By noon on Friday (Jan 8th)** submit an email to the County at CCPC@charlestoncounty.org voicing your concerns. Reference the proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).
- **On Monday (Jan 11th) at 2:00 pm attend the Planning Commission meeting** at 4045 Bridge View Drive, North Charleston. Either sign up to speak or be there to show your support for those who do.
 - **Attend Online:** the Planning Commission meeting will also be live-streamed (for viewing only) on the [Charleston County Government website](#).

You can reach us at johnsislandcoalition@gmail.com

[Brought to you by the Johns Island Coalition](#)

Johns Island Community Association
Johns Island Council
Johns Island Task Force

If someone forwarded you this email and you would like to subscribe, you can do so [here](#).

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Our mailing address is:
Johns Island Coalition
3202 Maybank Highway
Johns Island, SC 29455

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You can [update your preferences](#) or [unsubscribe from this list](#).



From: [Susan Montgomery](#)
To: [CCPC](#)
Subject: Requests to increase housing density
Date: Thursday, January 07, 2021 2:48:53 PM

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Charleston County Council,

The requests to increase housing density on Johns Island should not be considered as our roads are not able to handle the amount of traffic that we have now! Increasing the amount of housing will be detrimental to the flooding problems that we currently have! It would be a dereliction of your duty to your citizens to allow the increase in houses! Please do not allow this!

Sincerely,
Susan Montgomery

From: [Linda Ketner](#)
To: [CCPC](#)
Subject: No to Changes to Johns Island Zoning and Land Development Reulations
Date: Thursday, January 07, 2021 2:41:17 PM

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The following changes will create havoc and road deaths on Johns Island. This simply must not happen. I can't imagine what you are thinking ... but please do be thinking. Thinking about the quality of life and safety.

*Linda Ketner
3554 Bohicket Road
Johns Island, SC 29455*

Charleston County has proposed two changes to our Zoning and Land Development Regulations (ZLDR) ordinance that should be of concern to all Johns Islanders, as well as to our neighbors from Kiawah, Seabrook and Wadmalaw Islands. These changes are:

- RR-3 zoning density increased from 1 house per 3 acres to 1 house per acre - a 300% increase
- R-4 zoning density increased from 4 houses per acre to 6 houses per acre - a 50% increase

These changes greatly increase the number of houses allowed on Johns Island and the area around Freshfields:

- 8,100 more houses on Johns Island of which nearly 3,000 would be located outside the Urban Growth Boundary (UGB)
- 1,000 more houses on Seabrook Island near Freshfields

From: [Katharine C. Nevin](#)
To: [CCPC](#)
Subject: Irresponsible ZLDR
Date: Thursday, January 07, 2021 2:39:40 PM

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This proposal to increase Zoning density on Johns Island is irresponsible for these very basic reasons

1. Almost HALF of these houses would be located outside of the Urban Growth Boundary
2. Johns Island has substantial amounts of wetlands and low elevation
3. There are already congestion issues. Road proposals will take some time to accommodate community feedback and community impact studies. By my estimation in may be 2027 before any of these “congestion” issues are resolved.

We must find affordable housing options on high ground, inside the Urban Growth Boundary, with proper infrastructure and public transportation available to such sites BEFORE any zoning laws are changed.

KATE CALDWELL NEVIN, CAIA
TSWII
Portfolio Manager
kate@tswii.com
843.297.2463

From: [Russ Pritchard](#)
To: [CCPC](#)
Subject: Proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance
Date: Thursday, January 07, 2021 2:34:32 PM
Attachments: [image001.png](#)

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As Johns Island residence, my household is against the proposed changes!

ZLDR had continued to allow expansive growth to Johns Island without appropriate expansion of infrastructure. During peak traffic hours primary roads are already overburdened, drivers are growing aggressive and while there are solutions being debated the only work underway are new neighborhoods under construction which will compound the problem.

Until safe and adequate ingress and egress are improved and I526 expansion is completed, any further changes to increase growth seems irresponsible. I would like to know how this can even be justified.

Best regards,

Russ Pritchard
President
843-571-0535 Ext. 221



Message to our valued clients and partners: We have adopted company practices in line with CDC and DHEC recommendations to keep you and your loved ones safe, as well as our own team. Feel free to ask about these policies or visit our website for a details at: <https://www.theaudiowarehouse.com>

From: [cattle shed](#)
To: [CCPC](#)
Date: Thursday, January 07, 2021 2:34:27 PM

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Subject: Regarding proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)

Dear Commissioners,

I support most of the proposed changes to the ZLDR that are before you at the Planning Commission meeting on January 11. However, there are two changes which are of great concern to me. These changes are the increases in density for the RR-3 and R-4 zoning districts.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields! Our island has a significant amount of wetlands, has a significant amount of low elevation land, and has significant issues with water events (e.g. floods, storm surges, rising sea levels). Any zoning change that increases the net number of allowed houses ... by over 8,000! ... should be a non-starter.

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

James J. Kerr

From: [JP](#)
To: [CCPC](#)
Subject: Zoning density
Date: Saturday, January 16, 2021 7:14:51 PM

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I have serious concerns regarding the proposed changes to the zoning densities on Johns island

From: [Eric Lindzen](#)
To: [CCPC](#)
Subject: Johns Island zoning
Date: Sunday, January 17, 2021 2:52:47 PM

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January 17, 2021

Dear Commissioners,

This letter is to express my concern regarding a proposal for amendments to the Charleston County Zoning and Land Development Regulations Ordinance to increase the allowable population density for the RR-3 and R-4 zoning districts.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island. The traffic on this island is already a very, very serious problem at many times of the day which decreases the quality of life of residents who chose to live here in large part for the natural beauty, peace and quiet. With this change and the inevitable ensuing construction projects, you will be further crowding out our wetlands, killing off wildlife and wrecking our delicate ecosystems.

I strongly oppose this proposal. I will keep myself up to date regarding who votes for and who votes against this proposal. I will start educating myself on how the politics work in this county, as I am fed up with the mismanagement (e.g. caving in to developer's demands at the expense of the environment). God made this island beautiful. Please don't wreck it!

Best Regards,

Eric Lindzen, MD, PhD
5513 Stonoview Drive
Johns Island, SC 29455

From: [Tara Smith Tyberg](#)
To: [CCPC](#)
Subject: Change to Zoning Regulations on Johns Island
Date: Sunday, January 17, 2021 12:55:34 PM

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Dear Commissioners,

Two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Tara and Theodore Tyberg

From: larbelle2@aol.com
To: [CCPC](#)
Subject: RR-3 and R-4
Date: Sunday, January 17, 2021 11:22:14 AM

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Dear Commissioners,

Please note that two of the proposed changes to the ZLDR that are being presented at the **January 11, 2021** Planning Workshop are of great concern to us. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre.

These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields.

Our islands have a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, **the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density. There is no satisfactory solution to the road issue that would not involve destroy many ancient oaks and displace many residents along the road way. Additionally there has recently been a fatal accident on the road near Freshfields because of excessive speed limits on that stretch of road. Additional traffic, construction and residents would make an already dangerous driving area even more so.**

The increase in population these changes would cause would be disastrous for Johns Island, Seabrook and Kiawah Islands.

We respectfully request that you disapprove the RR-3 and R-4 zoning changes. Please take your fiduciary responsibilities to the community and environment to heart and reject these two zoning changes.

Regards,

Richard and LeeAnne Lan

From: [two48s](#)
To: [CCPC](#)
Subject: Zoning changes
Date: Wednesday, January 20, 2021 5:33:13 AM

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We respectfully disapprove the RR-3 and R-4 changes
Tony



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CharlestonRealtors.com

January 11, 2021

Charleston County Planning Commission
Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405

Dear Planning Commission Members,

The Charleston Trident Association of Realtors® (CTAR) has a long history of partnering with the County of Charleston to pursue zoning and ordinance changes to improve the quality of life for all who live here. While we traditionally do not advocate for particular projects, we are voicing our support of the recommendations before you today.

Affordability is a constant threat to our industry. The lack of inventory, scarcity of land and the associated high costs are making Charleston a region where fewer people can afford to live. In the last decade, housing costs have increased significantly. We must review our minimum lot size standards and determine the highest and best use for properties.

An issue that has long burdened developers is the costly time it takes to permit a project. The county should be applauded for acknowledging this and working to create a more streamlined approach. Having an efficient process will limit the squandered time away from the job site and allow that time to be invested in the project. Allowing for expedited permitting will also be an incentive to help developers lower the cost of housing. Projects that accommodate a percentage of the stock towards affordable housing will receive expedited permitting for that project. Eliminating potential delays could help to get more affordable units into the pipeline.

As we continue to work on options to create more affordable housing units, density bonuses are worth reviewing. Allowing a developer additional units that are deemed affordable, will help grow the inventory and get more folks living in suitable accommodations.

Resiliency and sustainability are two issues that cannot be forgotten in our plans. Working to grow our housing stock is important but we must also grow smart and with the land. Protecting our natural resources is the greatest asset we have. Ensuring projects have multiple uses will promote the sustainability. Providing a diverse mix of uses (residential, entertainment, office, retail) and amenities (trails, parks, ballfields, docks), the project will be self-sustaining, a place where people can live, work and play.

Lastly, connection to the Lowcountry Rapid Transit (BRT) will allow for greater utilization of public transportation as well as alternative forms of transpiration, given the development's focus on inclusion of sidewalks and dedicated bike lanes. Any project within proximity to the BRT should consider its connection and options surrounding the BRT.

Planning and Zoning have created a list of positive outcomes to help our region grow in a smart manner. On behalf of CTAR and our 6,000+ members, I thank you for accepting our letter of support for the recommendations before you today. For additional information, please contact our Government Affairs Director, Josh Dix, at josh@charlestonrealtors.com or (843) 608-8625.

Sincerely,

A handwritten signature in blue ink that reads "Josh Dix". The signature is written in a cursive, slightly slanted style.

Josh Dix
Government Affairs Director
Charleston Trident Association of Realtors®

From: [lisa.miller](#)
To: [CCPC](#)
Subject: Proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Friday, January 22, 2021 12:13:17 AM

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re: Proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)

Dear Commissioners,

The proposed ZLDR presented at the January 11 Planning Commission to increase in density for the RR-3 and R-4 zoning districts is premature. No further action should be taken until the roadways are brought up to speed and it is determined how the most recent building has affected the landscape.

We were fortunate not to have a hurricane this season but even so, during periods of high rains, there have been areas that are flooding where previously there was no issues.

Also, without additional roadways, such as the extension of 526, there will be considerable delays should there be a need to evacuate for a hurricane. The memories of people being stuck on Main Road for up to 8 hours trying to evacuate in advance of Hurricane Floyd should be a reminder. Are any of the commissioners that are supporting this increase in density residents of Johns Island, dealing with the current traffic issues?

We respectfully request that you disapprove the RR-3 and R-4 zoning changes.

Regards,

Tim and Lisa Miller

5543 Stono View Drive

Johns Island, SC 29455

From: [Timothy Eaton](#)
To: [CCPC](#)
Subject: proposed amendments to the County's ZLDR.
Date: Thursday, February 04, 2021 10:31:08 AM

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We are opposed to increasing the density allotments from the current standards.

Tim and Phyllis Eaton
2609 Seabrook Island Road
Seabrook Island, SC 29455

Sent from [Mail](#) for Windows 10

From: ebreen@earthlink.net
To: [CCPC](#)
Subject: Amendments to Charleston County ZLDR
Date: Wednesday, February 03, 2021 11:19:06 AM

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I am a resident of Seabrook Island. I send this email in opposition to increasing the zoning density on Seabrook, Kiawah and Johns Island.

The road infrastructure is already beyond capacity and is unsafe. Fatalities occur routinely and increasingly on Main Road and Betsy Kerrison Parkway. This is the only access to and from Kiawah and Seabrook. It would be negligent planning to add traffic to that infrastructure before it is expanded.

The Construction taking place on Johns Island is beyond the capacity of the road structure to maintain a reasonable quality of life commuting to Charleston or simply on and off the Island.

The County should be taking a time out on this development on these Islands and it should not increase the density of development by a zoning amendment.

Thank you for your consideration.

Ed Breen

2252 Rolling Dune, Seabrook, Johns Island, SC 2252

From: [Michael Chomel](#)
To: [CCPC](#)
Subject: Changes to ZLDR
Date: Wednesday, February 03, 2021 12:23:28 PM

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I am opposed to the proposed increase in density for Freshfield Village and Kiawah and Seabrook Island. The current infrastructure is insufficient to support such a build out.

Michael Chomel
1404 Dune Loft Villas
Johns Island, SC 29455

From: [REF-Verizon](#)
To: [CCPC](#)
Subject: Charleston Country Zoning (ZLDR)
Date: Tuesday, February 02, 2021 12:33:39 PM

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February 2, 2021

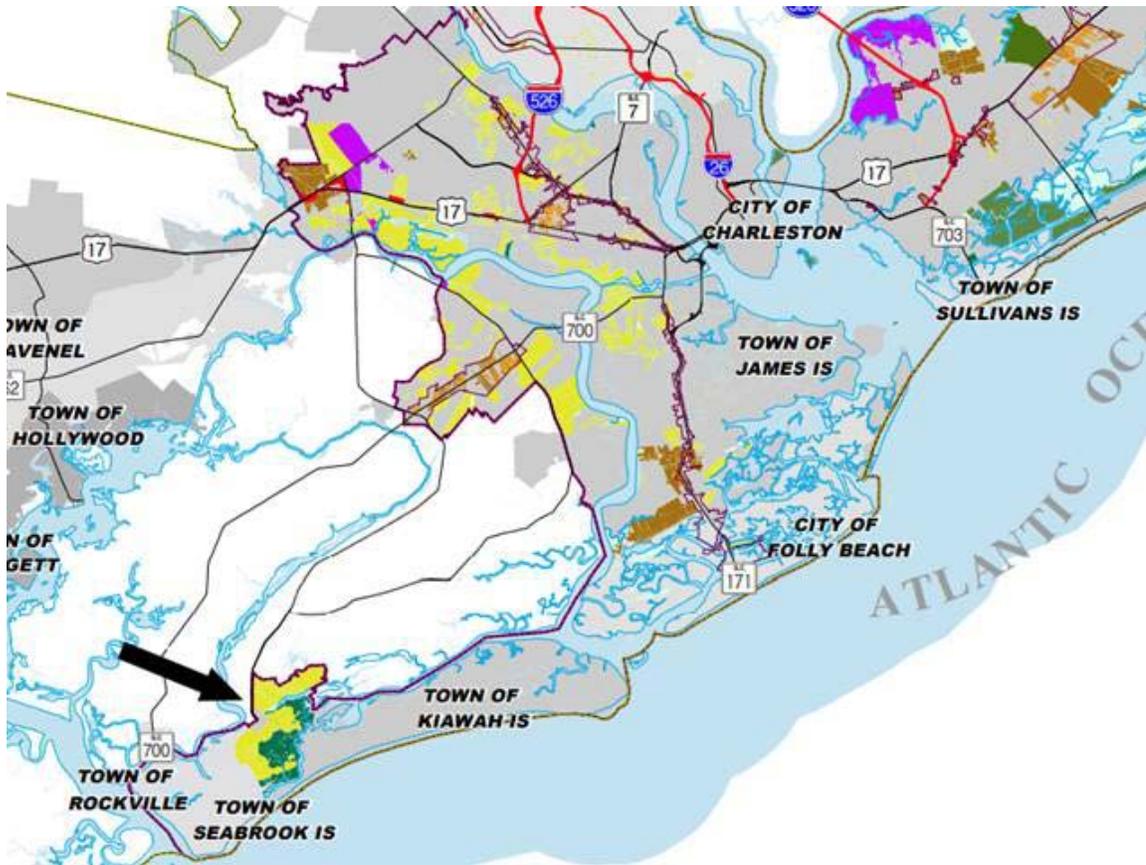
Dear County Council Members,

The Charleston County Planning Committee has revised their proposed changes to the Charleston County Zoning and Land Development Regulations (ZLDR) ordinance. In Chapter 4 (Base Zoning Districts) of the ordinance, it has now been recommended that there be no increase in densities on the Sea Islands except within the Urban Growth Boundary (UGB), where changes would include:

- RR-3 (Rural/Residential district) be altered from 1 dwelling unit per 3 acres to 1 dwelling unit per acre
- R-4 (Single Family Residential district) be incorporated into R-6 (Low Density Residential district) and changed from 4 dwelling units per acre to 6 dwelling units per acre

I have written before but again emphasize my objections to these plans.

The municipalities of Seabrook Island, Kiawah Island, and Rockville (Wadmalaw Island) have somehow been swept into a long Southern tail of the Growth Management Area of the City of Charleston and its most immediate adjacent communities in the county. (Sadly, areas along the Stono River on Johns Island have already been annexed by the City of Charleston, which independently changed zoning regulations and has permitted significant development along River Road.) Immediately adjacent to the Northern border of this area are unincorporated segments also included in the Urban Growth Boundary and Urban/Suburban Future Land Use plan. It is these areas that are subject to the proposed rule changes.



There is absolutely no reason at this time to make such changes and increase density allowance in this area (or elsewhere) on Johns Island.

Most especially, it is only recently that discussion has been held on Plan C to address transportation issues on Johns Island and the Central/Southern portion in particular. Development continues unabated, and projects such as Kiawah River (Plantation) are adding hundreds of new dwelling units with no consideration of the impact on existing roads. Until there is an additional central island roadway to accommodate traffic – and facilitate emergency services, evacuation, etc.-- **no modification of existing zoning should occur. Why would we ever propose increasing densities without first addressing our roadway system?**

The purpose of the Ordinance put forth in the ZLDR Amendment Project is intended to protect the health, safety, and general welfare of existing and future residents of Charleston County by (and I cite from the document):

- Preventing overcrowding of land, to avoid undue concentration of population, and to lessen congestion on the roadways;
- Protecting and preserving scenic, historic, or ecologically sensitive areas;
- Facilitating the adequate provision or availability of transportation;
- Securing from flood, and other dangers;
- Assuring, in general, the wise and timely development of new areas;
- Fostering growth and development, and preserving our natural and cultural resources, always respecting the rights of the individual, including private property rights.

These bullet points are all essential to Johns Island and our communities. **Changing zoning at this point is counter to the intent of this planning process and ill-conceived.**

Rural preservation is very important. The Plan needs to place emphasis on the protection of the

unique Lowcountry character. The Urban Growth Boundary needs to be carefully defined to direct higher intensity growth to areas where adequate infrastructure (transportation among them) and services are in place, allowing for preservation of the rural character of the majority of the County. **This should not include extended portions of Johns Island and established neighborhoods.**

The Plan places an emphasis for growth to occur within the current Urban Growth Boundary (UGB). **Including the Southern tier of Johns Island in this proposal of zoning change is untimely, unnecessary, and inappropriate.**

Say '**NO**' to any zoning changes.

Thank you for your support.

Richard Fleming

Seabrook Island

From: [Jim Mcdonald](#)
To: [CCPC](#)
Cc: johnsislandcoalition@gmail.com
Subject: Charleston County ZLDR Changes Johns Island
Date: Tuesday, February 02, 2021 1:29:13 PM

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To Whom it may concern.

I suppose the collective voice of the +/- 500 letters you received previously to Stop this development insanity we're not clear. Very frustrating to see this keep getting put back in play.

I am against ANY of this proposed rezoning on Johns island. The board member I Voted for was against this ? Is anyone listening ?

We have traffic issues, flooding issues, environmental sensitivities that need addressing. Additionally, this does nothing to address the quality of education on Johns Island. Get the priorities right.

Respectfully
Jim Mc Donald
2132 Landfall way
Seabrook Island sc

From: [Stephen Hildreth](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Friday, February 05, 2021 11:30:38 AM

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We do not support your proposed changes to the zoning of UGB! And we want no increases in density on the Sea Islands.

Steve and Sylvia Hildreth
805 Treeloft Trace
Seabrook Island, S.C. 29455

From: [Chris Cisneros](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Friday, February 05, 2021 11:26:55 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear CCPC:

I am communicating to express concern regarding the proposed amendments to the Charleston County ZLDR.

While I greatly appreciate your efforts to address the concerns of the concerned citizens of Johns Island, Seabrook and Kiawah, unfortunately the proposed solution is not acceptable.

Continued upzoning allowing 8,000 additional houses to be built on Johns Island and unincorporated Seabrook Island, whether within the existing UGB or not, is simply untenable. These islands simply cannot support - in an environmentally responsible and sustainable way - this number of additional residents. Relegating more of them to smaller boundaries does nothing to alleviate the already challenged traffic situation. Nor does it preserve the fragile and beloved ecosystem and character of these islands which are part of what makes the Charleston area such a wonderful place for everyone to live.

An additional 2,000 houses built around Freshfields is quite simply a short sighted concept. The road structure is simply not adequate - and can NEVER be due to the nature of the finite geographical area we have to work with. Is the plan to convert marshes to solid land to support building foundations? Seabrook barrier island is not suitable for further residential development.

PLEASE consider other areas of the Charleston metro area that are not bound by finite geographic borders and that do not contain the precious and fragile aquatic ecosystem and active farmland that the Sea Islands do.

Why not consider expanding further northward to areas supported by the region's highway system to support the influx of new residents??

And why not consider capping the number of residents able to live in our area in some attempt to preserve our beloved way of life?

Is there simply no long-term vision allowing the preservation of lifestyle for future generations?

I ask that you PLEASE follow this path as you make these critical decisions that will affect many people's daily lives for generations to come:

- Any upzoning on the Sea Islands must be STOPPED.
- All other proposed changes in the current Planning Commission package should be adopted.

Thank you for taking the time to read my concerns.

With kind regards, I am

Sincerely,

Christopher Cisneros
843.259.1428

From: [alexis stroble](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Friday, February 05, 2021 11:12:23 AM

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To whom it may Concern,

As a concerned resident of Johns Island,

I DO NOT any support any upzoning on Johns Island. Please pause all development until the county can solve basic traffic issues for the safety of the residents and those who travel Johns Island Roads.

Thank you,
Alexis Stroble

Sent from my iPhone

From: [steven ackerman](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Friday, February 05, 2021 10:58:53 AM

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To Charleston County zoning
PLEASE stop the zoning density increase on Johns Island.

My position is:

- In accordance with the direction of the Planning Commission, any upzoning on the Sea Islands must be stopped.
- All other proposed changes in the current Planning Commission package should be adopted

Steven Ackerman
3048 Black Swamp Rd
Johns Island, SC 29455

From: [Pamela Cisneros](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Friday, February 05, 2021 10:54:03 AM

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Dear Neighbors and Fellow Charlestonians:

I am writing to express my concern regarding the recent proposed amendments to the Charleston County ZLDR.

While I greatly appreciate your efforts to address the concerns of the concerned citizens of Johns Island, Seabrook and Kiawah, unfortunately the proposed solution is not acceptable.

Continued upzoning allowing 8,000 additional houses to be built on Johns Island and unincorporated Seabrook Island, whether within the existing UGB or not, is simply untenable. These islands simply cannot support - in any reasonable and sustainable way - this number of additional residents. Relegating more of them to smaller boundaries does nothing to alleviate the already challenged traffic situation. Nor does it preserve the fragile and beloved ecosystem and character of these islands which are part of what makes the Charleston area such a wonderful place for everyone to live.

An additional 2,000 houses built around Freshfields is quite simply a ridiculous concept. The road structure is simply not adequate - and can NEVER be due to the nature of the finite geography we have to work with. This is NOT an area like Denver where there is simply millions of acres of vacant land supported by a major highway system. Even if Bohicket/Betsy Kerrison get widened - which hopefully they will not - it cannot be sufficient to support an additional 4,000 cars traveling the 15 miles to get off Johns Island from Freshfields daily!

PLEASE consider other areas of the Charleston metro area that are not bound by finite geographic borders and that do not contain the precious and fragile aquatic ecosystem and active farmland that the Sea Islands do.

Why not consider expanding further northward to areas supported by the region's highway system to support the influx of new residents??

And why not consider capping the number of residents able to live in our area in some attempt to preserve our beloved way of life?

Is the vision of everyone focused on these decisions limited to short-term greed for a few?

Is there simply no long-term vision allowing the preservation of lifestyle for future generations?

I ask that you PLEASE follow this path as you make these critical decisions that will affect many people's daily lives for generations to come:

- Any upzoning on the Sea Islands must be STOPPED.
- All other proposed changes in the current Planning Commission package should be adopted.

Thank you for taking the time to read my concerns.

Thank you!

Pamela Cisneros

Artist | Designer

www.pamelacisneros.com

843.259.1123

From: [JOHN BRADY](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Friday, February 05, 2021 9:33:10 AM

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Dear Committee Members,

I am writing in opposition to upzoning changes proposed for Johns Island. There is no infrastructure to support such numbers and the increased traffic will make timely evacuation nearly impossible. The environmental impact on wildlife as well as health due to pollution cannot be reversed. Please keep in mind that the main attraction of the sea islands is their rural lifestyle. Do not destroy this.

Connie Brady
1602 Main Road
Johns Island, SC

Sent from my iPhone

From: [Joanne Fagan](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Friday, February 05, 2021 6:46:19 AM

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I am writing to state my opposition to any upzoning as it would affect Kiawah an Seabrook Island, particularly the tract of land that starts adjacent to TOSI Town Hall to and including Freshfields Village.

This area cannot support the additional demand on our water supply, and would adversely affect an already unsafe traffic environment.

Best regards
Douglas and Joanne Fagan
813 Treeloft Trace
Seabrook Island, SC 29455

Sent from my iPad

From: [B Wood](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Thursday, February 04, 2021 10:32:30 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

To Whom it May Concern,

Regarding the proposed amendments to the Charleston County ZLDR, this email is to express my vehement opposition to increased density on Johns Island. Current zoning should stay in place and not be amended at all.

The level of disregard for the environment on Johns Island as well as the quality of life is astounding. I live on 3.25 acres, which my husband and I purchased during “one home per 3 acre” zoning. This was a huge investment for us. Building our dream home was, obviously, another enormous investment. We made these choices and financial decisions with the zoning that existed at the time to protect ourselves from living in an over developed community. We made these decisions for our children to live in a beautiful, natural area.

As just one example of why increased density should be prevented: **The flooding that has developed in recent years after massive development here has greatly impacted our quality of life and threatens to seriously and irreparably decrease the value of our property.** Charleston County has sent engineers out to my property and neighboring properties multiple times in attempts to gain easements for drainage to alleviate flooding issues on nearby properties. However, after years of these visits, no solutions have been formally proposed. I have been informed that the county will not do any significant clearing, replanting, camouflage planting to buffer ditches, access gates for County vehicles, or financial compensation for taking easements. In other words, the County has essentially told us that you cannot handle your problems and need independent land owners to give up rights to our own land and incur costs to fix issues associated with development the County approved but could not sustain. So, I ask you this, if the County cannot or will not provide adequate infrastructure for existing taxpayers, how and why would I have any confidence in the ability of the County to manage such a massive increase in density on Johns Island.

Regardless of infrastructure, which time and again has proven too difficult a proposition for the County, Johns Island is a barrier island that is one of the last stretches of semi-rural or rural land in the area. You have a responsibility to protect it. It is obvious that over the years developers have had the upper hand, miraculously attaining tap permits when there were water moratoriums, benefiting from storm sewers when independent residents have been begging for drainage solutions, having assistance in running utility lines when no one else could get reliable services. It is clear that there are people and entities that have unethically- if not illegally - profited from such decisions, always to the detriment of the majority of Johns Islands residents.

Perhaps, if these changes are so important to the County, you should come back to us with these ideas after you have established even one school that is not failing or near failing, when previously dry properties are not flooding, when traffic conditions are not dangerous. When we have more than one police officer/sheriff’s deputy on the island at a time, etc. At that time,

people might be more open to discussions about some zoning changes, but never the currently proposed density increase.

Until then....

Brooke Wood (on behalf of my husband, two children, and myself.)

2086 Shell Island Trace
Johns Island, SC 29455

From: [Barrie Tyler](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Thursday, February 04, 2021 9:43:35 PM

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I have learned the zoning for Johns Island is in danger of being changed to allow an increase in housing beyond what was previously allowable. This is detrimental to the island because of current growth and our roadways are already taxed beyond their limits. There is congestion on a daily basis and changing 1 intersection isn't helping. In event of a catastrophic event there would be issues evacuating.

Please listen to our concerns

Barrie Tyler
JohnsIsland

From: [Bob Crosby](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Thursday, February 04, 2021 6:33:52 PM

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Sent from [Mail](#) for Windows 10

Growth is inevitable. For some it is great and others not so much. But one common denominator is growth without the accommodations to travel the roads is good for none and a colossal mistake and liability for the authorities who allowed it.

Bob Crosby

From: [Jill Zlogar](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Thursday, February 04, 2021 5:58:50 PM

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I applaud several improvements recently made to the ZLDR, such as modifying density calculations to eliminate wetlands and land along the marsh. We appreciate these and want them to remain in the ZLDR.

However, several of the recent proposed changes have made matters worse. After receiving the voluminous earlier citizen input, this is not acceptable.

Specifically, the increased upzoning to allow for an additional 2000 houses is exactly opposite of what is needed. We oppose ANY upzoning on the Sea Islands. Just look at the increases in houses and apartments on the Sea Islands in the last 4 years! It has made traffic a nightmare and the housing increases have been a large contributor to the warming climate, traffic issues, and the ecological damage we are currently experiencing.

The ZLDR must not include any upzoning on the Sea Islands. This was the direction given by the Planning Commission and it should be followed.

People chose to live on the Sea Islands because it had not been fully developed and had retained much of its rural and agricultural heritage.

Your support in changing the ZLDR to eliminate any upzoning on the Sea Islands is greatly needed.

Sincerely,

Jill Zlogar
5528 Frisco Lane
Johns Island, SC 29455

From: [Lorraine Nabozny](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Thursday, February 04, 2021 4:18:21 PM

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To whom it may concern,

As a Johns Island resident, I am acutely aware of the impact concentrated development is causing with flooding, traffic and environmental degradation. On the issue of increasing the zoning density, please accept my opinion below:

- No increases in the density outside the Urban Growth Boundary (UGB)
- No increases in density on the Sea Islands

Respectfully yours,

Lorraine Nabozny
(360)820-1092

From: [Charles Sumner](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Thursday, February 04, 2021 4:06:46 PM

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To the Charleston County Planning Commission,

I am writing this to oppose the recently proposed Zoning and Land Development Ordinance changes on Johns Island that would change RR-3 zoning density to one house per one acre from the current one house per three acres, and the R-4 zoning density to 6 houses per acre rather than the current four houses per acre.

Johns Island is with the current growth is already experiencing issues where infrastructure has not kept up with the growing population. Traffic snarls are an everyday experience getting on and off the island. The continuing rise of flood waters, that I witness out my back window, is related to reduction of wetland areas and removal of trees to support development. The alleged additional need for electrical power due to the population increase on Johns Island brought on by more development has exacerbated our problems. The pushing of the power lines into wetlands resulted from Santee Cooper's policy of developing a path based on what approvals they can get from developers and existing homeowners; this will only get worse as development continues.

Given the current over-stressed infrastructure, wetland impacts, and poor flood water removal conditions, it is hard to imagine why these changes are being considered. The attraction of Johns Island was its rural nature and I fear that this attraction has already been lost. These proposed zoning changes could easily result in a grim economic situation in Johns Island should it eliminate the qualities that brought people to the island.

I request that these proposed zoning density changes not be approved.

Thank you,

Charles Sumner

1113 Rearick Rd

Johns Island, SC 29455

From: [Pete Rubino](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Thursday, February 04, 2021 1:59:43 PM

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Charleston County Planning Commission:

RE: Proposed amendments to the Charleston County ZLDR

Though, there has been some progress on limiting growth on Johns Island and the other Sea Islands by limiting density increases to within the Urban Growth Boundary (UGB), we need to continue to limit **ALL DENSITY INCREASES** on **ALL Sea Islands** until the infrastructure issues have been addressed. We, as residents, have to deal with the increasing traffic demand on the roads when the density is increase as currently under review.

The infrastructure shortfalls must be addressed prior to moving forward with the density increases as the past growth has put tremendous strains on the existing and currently planned streets and roads. The transportation issues continue to worsen just from the previous housing development allowed before the current density review was under way.

With the limited buildable land, excluding marsh and wetlands, increasing density puts additional strains on water and waste water utilities. There is only so much water that can be pumped from the ground and that can be deposited of underground. Adding more housing stretches the limits of the land we live on. In addition, there are limited availability to extend existing water and sewer services throughout the Sea Islands.

Therefore, it is my professional opinion that there should be **NO UP ZONING** on the **Sea Islands** at this time!!

Sincerely,
A VERY Concerned Citizen
Peter Rubino, P.E.

From: [DOUGLAS CARLSON](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Thursday, February 04, 2021 1:43:33 PM

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I am concerned about the increased housing zoning around the Freshfields area that is allowed by proposed rezoning. Increased vehicle traffic will not be good for our community in my opinion.

Douglas L. Carlson
4012 Bridle Trail Drive
Johns Island, SC 29455
704-905-7352
dougcarlson@me.com

From: [Danny Nolan](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Thursday, February 04, 2021 1:22:32 PM

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I am opposed to any more up zoning on Johns island. It is a shame what you people have let happen already. You should be ashamed but you're not. Traffic and quality of life suck on Johns island now. Thanks a lot. Danny Nolan.

Sent from my iPhone

From: [Carmen Diaz](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Thursday, February 04, 2021 1:10:56 PM

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To whom it may concern,

The additional 8000 homes for inside the UGB of Johns Island is completely unacceptable. It would DESTROY Johns Island and its quality of life. The same is true of the increase in density proposed for the area around Freshfields. Why is Charleston County so set on ruining Johns Island? Who is profiting from this insistence on increasing the density of housing? It's certainly not the current residents.

My husband and I bought just over five acres in 2005 in order to enjoy the beautiful rural feel of Johns Island. In the sixteen years since, we have had to witness unrelenting attempts by developers, and the county council itself attempt, unfortunately with great "success", to ruin this island. Johns Island cannot responsibly sustain the growth county council is currently putting forth in its latest proposal. At its current density, which is too large, the traffic (and corresponding pollution and noise) is too much. STOP THE GROWTH!!

One other thing is the ruining of the quality of the beaches and our former wonderful Beachwalker Park. It's almost impossible to find parking any more at the public park. The increased density of housing will be the final straw. Thanks a lot to the county council that is supposed to protect its citizens. It appears you are taking care of everyone except the current residents.

Sincerely,

Carmen L. Diaz
2110 Shell Island Trace
Johns Island, SC 29455

Sent from my iPhone

From: [Harvey Loew](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Thursday, February 04, 2021 10:07:22 AM

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To whom it may concern;

I would like to express my strong opposition for prospective up-zoning on the Sea Islands. It is unconscionable to add population density to an infrastructure that can barely support the existing population for quality living. An increase of appx. 8,000 houses on John's Island, including about 2,000 around the Feshfields area is irresponsible and taking advantage of the current resident community. It was originally proposed as 1,000 homes. The impact on transportation to and from those destinations would cause further traffic congestion and hamper the quality of life residents invested in.

Please be more considerate in your proposals for the current population, before exercising a proposal for zoning and land development.

Respectfully,
Harvey J Loew
Ravenel

From: [Kathy Withington](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Thursday, February 04, 2021 9:43:45 AM

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I have lived on Johns Island almost my entire life. I now reside in Grimball Gates. I personally feel that they should not be able to build ANY more houses on the Sea Islands until they build new roads to accommodate the people we have here now. We still only have 2 ways on and off of Johns Island. All traffic from Kiawah, Seabrook, Wadmalaw and Johns Island have to use these 2 roads to travel anywhere. They need to finish 526 and something at Hwy17 & Main Road before they even think about any more homes.

God help us all if a hurricane comes close enough that we have to run. There's no way we're all getting off of these islands using the 2 roads we have now.

Someone needs to put a moratorium on building permits until we have more roads!

--

Kathy Withington
A&R Sheet Metal Works Inc.
Office: 843-559-9597

From: [Kj](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Wednesday, February 03, 2021 7:12:44 PM

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I am not in support of further growth on John's Island. Infrastructure is abominable. Just look at new apart complex on Main Road near 17. Further growth would destroy agricultural plan for island. There has been no plans for run off and flooding. Please vote no to further growth.

Karen Johnson-Aaron

From: nojulia@aol.com
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Wednesday, February 03, 2021 6:23:21 PM

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To whom it may concern,

I am writing about the proposed amendments to the Charleston County ZLDR. I am a resident of Johns Island, and have been for years. We CANNOT possibly handle any more development. Have you tried to drive around this island?? You have to stop the development for at least awhile. There is NO infrastructure for roads, etc. to handle all these people moving here daily. Please! think and try to look ahead of the nightmare you would continuing to create. No money is worth it!

Thank you for reading this, if anyone did.

Sincerely,
Julie Lesch

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From: [Margo Gregory](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Wednesday, February 03, 2021 5:16:31 PM

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Charleston County Zoning Board:

As a resident of Johns Island I DO NOT want to see any more development to JI or the Sea Islands, all proposed changes in the current Planning Commission package should be adopted. There should be no increase in density outside the Urban Growth Boundary (UGB).

JI has 2 main roads on and off the island (Main and Maybank Roads) and they are BOTH 2 lanes each. How can these roads sustain an extra 15,000 cars a day, based on the proposed idea of 8,000 new dwellings and at approximately 2 cars per dwelling? The traffic to just get off/on the island during peak rush hour times varies anywhere from 20-50 minutes. You are causing a nightmare for the residents in just one category let alone all the construction, are schools adequate to handle the influx of new students, and is there enough emergency personnel/equipment for potentially 15,000 more people?

Does this mean taxes will increase to fund all the new development, which we don't want.

Thank you,
Margaret Gregory
3626 Berryhill Rd
Johns Island, SC 29455
C# 412-596-4885

Sent from my iPad

From: [mark.braga](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Wednesday, February 03, 2021 5:04:36 PM

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In accordance with the direction of the Planning Commission, any upzoning on the Sea Islands must be stopped.

John Braga
203 Old Hickory Crossing
Johns Island, SC 29455

From: [Katharine C. Nevin](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Wednesday, February 03, 2021 12:39:52 PM

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Charleston County,

Please consider how simple this is, but also how much is at stake.

And PLEASE vote

- No increases in the density outside the Urban Growth Boundary (UGB)
- No increases in density on the Sea Islands
- In accordance with the direction of the Planning Commission, any upzoning on the Sea Islands must be stopped.
- All other proposed changes in the current Planning Commission package should be adopted.

Thank you for your service,
Kate

KATE CALDWELL NEVIN, CAIA
TSWII
President / Portfolio Manager
kate@tswii.com
843.297.2463

From: [HENRI](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Tuesday, February 02, 2021 4:33:53 PM

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Dear Committee

I RESIDE ON JOHNS ISLAND AND DEPEND UPON JOHNS ISLAND TO GET ANYWHERE I NEED TO GO. ASIDE FROM RUINING THE CHARACTER OF JOHNS ISLAND, THIS PLAN ALSO CREATES DANGEROUS ROADS, CONGESTION, AND COUNTLESS HOURS LOST IN TRAFFIC JAMS. PLEASE RECONSIDER THIS PLAN IN LIGHT OF THE BETTERMENT, OR AT LEAST MAINTENANCE OF THE QUALITY OF LIVES OF THOSE WHO ALREADY LIVE HERE, VERSUS A PURELY MONETARY VIEW, ACCOMODATING THE SHORT TERM INTERESTS OF THE DEVELOPERS. ONCE THIS PLACE IS RUINED ITS GONE. WHY ARE WE THE GENERATION TO RUIN IT???

SLOW DOWN!!!!!!!

SINCERELY

HENRI BIANUCCI

From: [Robert Tamasy](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Tuesday, February 02, 2021 3:10:45 PM

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I am currently a resident of Kiawah River Estates in Johns Island . I have reviewed the zoning change to increase density of homes on the Seaward Island . I strongly oppose this action

What up zoning and increasing density is doing us eliminating the attractiveness of the islands In addition to degrading the ability of the land to absorb water.

Increasing number of residents homes also increases significantly the number of vehicles occupying Johns Islands road system. Currently traffic situation is “ suicidal” . , I. Be, each time a resident uses the roads he has an high risk of being in an accident .

A large number of these accidents directly involved vehicles owned by construction related personnel. Aggravating the situation of increasing volume , is the lack of proactive traffic control/ police activity. Check the stats for vehicle accidents on Bohicket and Betsey Kerrison roads. Three recently died alone at the entrance to Kiawah River Estates. The excessive speeding and reckless driving is insane.

Sincerely,

Robert S. Tamady
4505 Hope Plantation Drive Johns Island, S.C. 29455

Sent from my iPhone

From: [Kirk Matenaer](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Tuesday, February 02, 2021 2:19:12 PM

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The proposed amendments to the Charleston County ZLDR must not be passed. These amendments are most concerning to myself, family, and fellow Johns Island residents as they seem to not have the best interest of the island residents in mind. Thank you for your consideration.

Kirk Matenaer

Kirk A. Matenaer
Franklin & Associates
(843)762-4260 x25
www.FranklinAssociatesInc.com

From: [Sarajane Dolinsky](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Tuesday, February 02, 2021 12:51:21 PM

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I am a resident of Seabrook Island and **greatly oppose any** upzoning to the Sea Islands.

This is an extremely dangerous proposition, given the lack of sufficient evacuation routes off of Seabrook, Kiawah and Johns Islands in an emergency situation.

In addition, routes off and on these islands are blocked several times per month due to accidents, fallen trees and/or weather conditions.

Please act responsibly, before a major tragedy occurs, because of your decisions.

Sincerely,
Sarajane Dolinsky

From: [Richard](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Tuesday, February 02, 2021 11:34:36 AM

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Ladies and Gentlemen:

Please don't approve resident density increases. To justify this increase, maybe the committee can enumerate the benefit to the existing community. Doubt the climate change folks wouldn't like it.

Think it through. Kindest regards, Richard Wagner, Seabrook.

Sent from my iPhone

From: [Mary Beth Osusky](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Tuesday, February 02, 2021 11:04:03 AM

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Any upzoning on the Sea Islands must be stopped.
All other proposed changes in the current Planning Commission package should be adopted.

Please act responsibly. Please consider the already existing flood problems and the limited roads off of the islands in an emergency.

Thank you.

Mary Osusky

From: mcbtobi@comcast.net
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Tuesday, February 02, 2021 10:42:00 AM

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I am opposed to changes in the Johns Island zoning laws. I am opposed to the building of additional homes and neighborhoods on Johns Island. Johns Island is and should stay a rural community that is why we live here. The traffic issues on Johns Island are horrific and it is because of overdevelopment of the island. We do not need any additional homes or CARS on Johns Island to add to the current traffic nightmare. Building homes and widening roads will not resolve the issues and will destroy the rural nature of what is left of Johns Island. The county should listen to the people that will be impacted and harmed by this decision. We do NOT want the zoning laws changed if anything we want you to PROTECT Johns Island from further development and decrease the number of future homes and developments on the island by decreasing the density per acre - say one home per 10 acres.

Mary Bennett
Humbert Road
Johns Island SC

From: [Jane Magioncalda](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Tuesday, February 02, 2021 10:13:46 AM

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I am a homeowner at 1163 Summerwind Lane, Seabrook Island, SC.

I strongly object to the plan to permit up to 8,000 additional houses within the UGB. The infrastructure on the Islands will not support this up zoning. I urge you to reject this proposed change to the ZLDR.

Respectfully submitted,
Jane Magioncalda

Sent from Jane's iPad

From: norid@aol.com
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Tuesday, February 02, 2021 9:58:53 AM

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I am voicing my total disapproval of the proposal to add additional home sites to John Island including the continued development of the Fresh Fields area.

It is past time for the commission to include in their decision making, protecting exactly what makes this area desirable.

We understand expanding the tax base, however, protecting the current tax base is also your responsibility. When traffic jams, flooding, the beauty of the wet lands are also considered, the only right answer is enough is enough.

Norreen DeMay
1130 Turkey Trot Drive
John's Island, SC 29455
585-354-7406

From: [Debra Lehman](#)
To: [CCPC](#)
Cc: [Debra Lehman](#)
Subject: Charleston County ZLDR Changes
Date: Tuesday, February 02, 2021 9:53:03 AM

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Please do not approve the upzoning on Johns Island and Seabrook Island. We are already challenged by the amount of traffic that the roads can not handle. In case of an emergency, we only have two roads that are two lane to exit the islands. When one is closed due to accidents or other emergencies, the traffic is backed up on the other road.

We also have flooding challenges which would be increased if the amount of homes increases beyond the current volume. Even now the islands can not handle more construction and lose more marsh land or land that helps minimize some of the flooding.

The unincorporated sections of Johns Island and Seabrook Island should try to save as much of the rural appearance that is possible.

Regards,
Debra Lehman
1127 Summer Wind Lane
Seabrook Island

From: [Rachel](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Monday, February 01, 2021 10:53:25 PM

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Dear Charleston County Commissioners,

In accordance with the direction from the Planning Commission, any up zoning on the Sea Islands must be stopped! All other proposed changes in the current Planning Commission package should be adopted. I am strongly against allowing another 8,000 additional houses to be built on Johns Island and in unincorporated Seabrook Island. There is no infrastructure to support the already permitted building of homes coming to Johns Island. Fix the Infrastructure and make developers have real flood management plans and then you can start to allow people to build.

Sincerely,

Lauren Rachel Rouse
2866 Maritime Forest Dr.
Johns Island, SC 29455

From: [chad.rouse](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Monday, February 01, 2021 10:47:11 PM

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Dear Charleston County Commissioners,

I have looked at your updated recommendations for zoning on Johns Island. I understand that development will come to Johns Island. With responsible zoning, infrastructure, and a true plan to manage flooding, future development could even enhance the beauty of Johns Island. In accordance with the direction from the Planning Commission, any up zoning on the Sea Islands must be stopped! All other proposed changes in the current Planning Commission package should be adopted. I am **strongly against** any action that would allow another 8,000 additional houses to be built on Johns Island and in unincorporated Seabrook Island. I live near Freshfields Village, and the thought of having another 2000 homes around Freshfields is ludicrous. With flooding becoming a greater problem each year, it is asinine that this is even being proposed. There is no infrastructure to support the already permitted building of homes coming to Johns Island. Fix the Infrastructure and make developers have real flood management plans and then you can start to allow people to build. Johns Island is a special place, help us keep it that way.

Sincerely,

Spencer C. Rouse
Kiawah River Estates
2866 Maritime Forest Dr.
Johns Island, SC 29455

From: [Ted Smith](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Monday, February 01, 2021 8:36:31 PM

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Please no more approvals for increased development. I am a property owner on Johns Island who's property value would increase from changing development density . But I am opposed to it. Johns Island and adjacent Sea Islands do not have the infrastructure for further development. Roads are now congested and dangerous. For example, try exiting Johns Island post office!

I am opposed to ZLDR changes.

Theodore Smith

From: [Larry Phillips](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Friday, February 05, 2021 12:23:35 PM

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I strongly believe that my property on Seabrook Island will be negatively impacted by the proposed changes and that there should be:

1. No increases in density outside the UGB.
2. No increases in density on the Sea Islands.

Dr. Larry W. Phillips
736 Spinnaker Beach House
Seabrook Island, SC 29455
260-585-3013

From: [Annie Acree](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes/Johns Island
Date: Wednesday, February 03, 2021 5:32:58 PM

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Dear Commissioners:

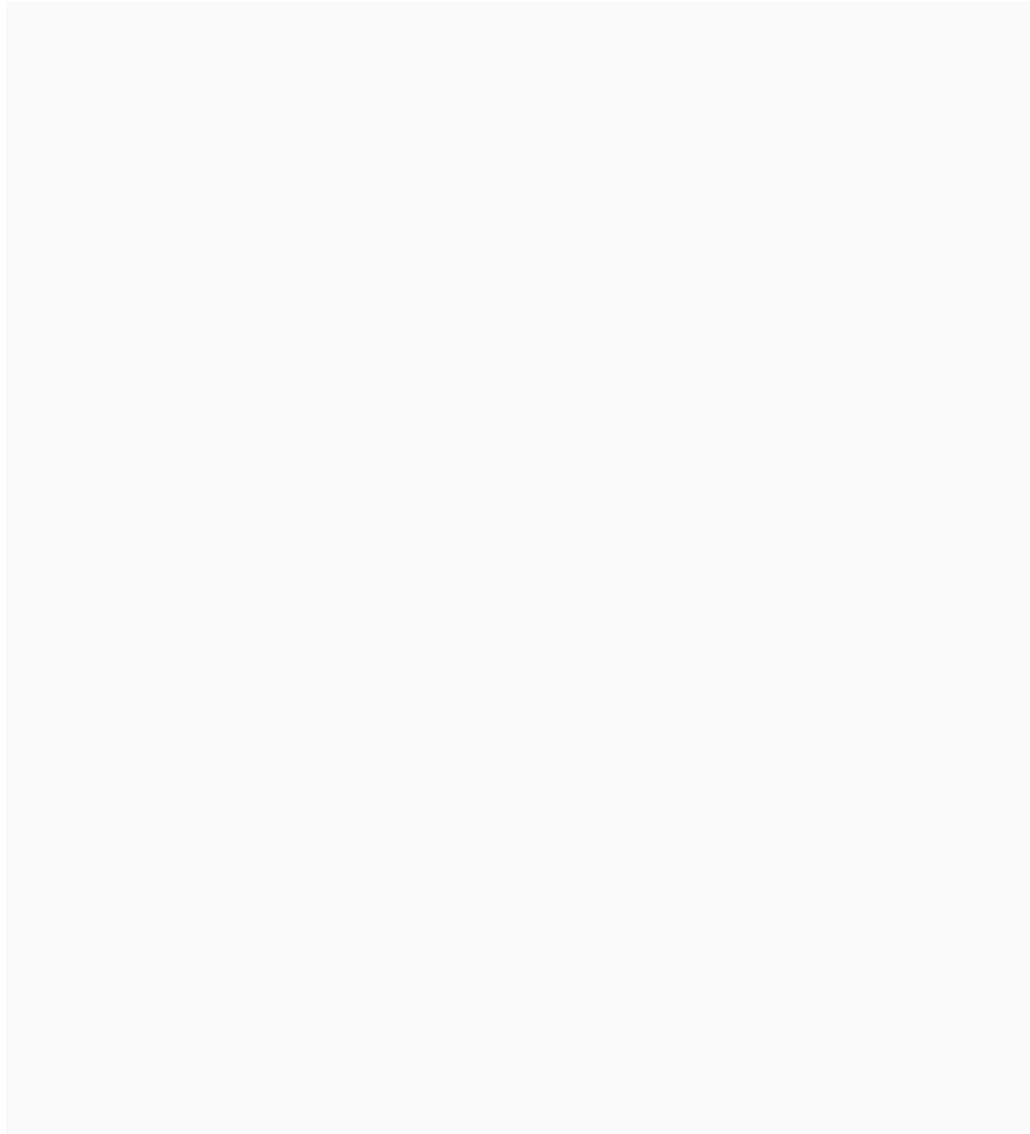
My husband and I have lived on Berryhill Road on Johns Island for 4 years. We wish to express our concern regarding and opposition to any plans to increase housing densities to allow for 8000 additional homes. In accordance with the direction of the Planning Commission, any upzoning on the sea islands must be stopped!

The infrastructure on Johns Island does not support that many more cars, water run off, or students (school attendance). That many more homes will ruin our wetlands and environment here.

The current Planning Commission proposed changes for your consideration, changes should be adopted.

Thank you for your consideration,

Anne M. Acree and James Christian Acree
3622 Berryhill Road, Johns Island



From: [Kristen and Jeff Meierer](#)
To: [CCPC](#)
Subject: Charleston County ZLDR
Date: Tuesday, February 02, 2021 11:49:25 AM

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Dear Sir or Ma'am:

I would like to express my opposition to any upzoning on the Sea Islands, including Johns Island and Seabrook Island. Please imagine these islands developed properly, without clear cutting, similar to how Hilton Head was developed. You have a fairly blank canvas to work with. Make these islands and example for other towns to look to when they develop. We don't need another over crowded West Ashley. Keep these islands and their development pristine for the good of all future generations in the Lowcountry.

I appreciate your consideration of this matter.

Sincerely,
Kristen & Jeff Meierer
2482 River Rd
Johns Island, SC 29455

From: [Michael](#)
To: [CCPC](#)
Subject: Charleston County ZLDR
Date: Wednesday, February 03, 2021 8:20:54 AM

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The proposed changes in density are not only destructive to the environment, damage residents quality of life, strain already inadequate infrastructure but most importantly put lives at risk for all who live on Johns Island, Seabrook Island, Wadmalaw Island, and Kiawah island. Evacuation routes (only 2) are already stressed to their limits.

To put the precious lives of residents, first responders and workers at risk for a few greedy developers is just unconscionable.

Michael, Kathy Orris and family

Sent from my iPad

From: [Janet Gorski](#)
To: [CCPC](#)
Subject: Charleston County Zoning ZLDR-unavailability of drinking water and waste treatment
Date: Tuesday, February 02, 2021 1:09:18 PM

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Dear County Council Members,

The Charleston County Planning Committee has revised their proposed changes to the Charleston County Zoning and Land Development Regulations (ZLDR) ordinance. In Chapter 4 (Base Zoning Districts) of the ordinance, it has now been recommended that there be no increase in densities on the Sea Islands except within the Urban Growth Boundary (UGB), where changes would include:

- RR-3 (Rural/Residential district) be altered from 1 dwelling unit per 3 acres to 1 dwelling unit per acre
- R-4 (Single Family Residential district) be incorporated into R-6 (Low Density Residential district) and changed from 4 dwelling units per acre to 6 dwelling units per acre

I have written before but again emphasize my objections to these plans.

The municipalities of Seabrook Island, Kiawah Island, and Rockville (Wadmalaw Island) have somehow been swept into a long Southern tail of the Growth Management Area of the City of Charleston and its most immediate adjacent communities in the county. Immediately adjacent to the Northern border of this area are unincorporated segments also included in the Urban Growth Boundary and Urban/Suburban Future Land Use plan. It is these areas that are subject to the proposed rule changes.

Map Description automatically generated

There is absolutely no reason at this time to make such changes and increase density allowance in this area on Johns Island.

Most especially, it is only recently that discussion has been held on Plan C to address transportation issues on Johns Island and the Central/Southern portion in particular. Yet development continues unabated and already, hundreds of new dwelling units are being added with no consideration of the impact on existing roads. Additionally, and even more important, there is no consideration to the availability of potable water or waste treatment capacity in these areas. My understanding is that both are in very short supply. How can the County authorize additional density when there is no entity capable of supplying additional units with safe drinking water or sanitary sewers and waste treatment. **Changing zoning without addressing these essential needs is counter to the intent of this planning process and ill-conceived.**

Including the Southern tier of Johns Island in this proposal of zoning change is untimely, unnecessary, and inappropriate.

Say '**NO**' to any zoning changes.

Very truly yours,

Janet W. Gorski

3212 Seabrook Island Road, Johns Island, SC 2955

gorskijw@gmail.com

--

Janet Gorski
843-768-9407

From: [Thomas Gillis](#)
To: [CCPC](#)
Subject: County ZLDR
Date: Wednesday, February 03, 2021 1:00:24 PM

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Please note our strong opposition to the Proposed Amendments to the County's ZLDR.

Kind regards,

Thomas Gillis
2414 Golf Oak Park
Johns Island, SC 29455

Sent from my iPad

From: tim.timjacksondevelopment.com
To: [CCPC](#)
Subject: Density Change to land behind Freshfields
Date: Tuesday, February 02, 2021 5:05:16 PM

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As a resident of Seabrook Island, I am opposed to the density increases to the currently undeveloped land around Seabrook and extending behind Freshfields Village.

Tim Jackson
4007 Bridle Trail Drive
Seabrook Island, SC
864-590-6629

From: [Flying Monkey](#)
To: [CCPC](#)
Subject: Disapprove ZLDR amendments
Date: Thursday, February 04, 2021 9:57:55 AM

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By submitting your amendments to R4-R6 you have signaled your commitment to continually failing to provide for infrastructure and schooling improvements commensurate with your plans to expand the tax base... flooding, poor schools, erosion, and unsightly development of invaluable wetland continues under your "leadership". While installing new housing is one way to decrease the bloated home prices in the area, I guess you have found another way as well: making it unlivable and driving down demand. That's outside the box thinking like only governments can do.

Do not make the zoning amendments until you can show that your own density projections are being adhered to. At least adhere to your own standards.

Having grown up here in the lowcountry, I cannot say that what is going on here is an "improvement" worthy of my children. When are we going to get some of our own tax money back into the schools?

--

Tim Sallee

regarding:

This project began in March 2017 with the execution of the contract with Kendig Keast Collaborative (KKC), the consultant chosen for this project (White and Smith, LLC is the sub-consultant). The consultant made several presentations to the Planning Commission in 2017 outlining the plan for the amendments, which included:

- NO • Development of a new Historic Preservation Ordinance (adopted by Council in August 2018);
- NO • Development of a Short-Term Rental Ordinance (adopted by Council in July 2018);
- NO • The update, overhaul, and reorganization of the ZLDR.

From: [Moran, Joyce \[USA\]](#)
To: [CCPC](#)
Cc: johnsislandcoalition@gmail.com
Subject: FW: [External] Fwd: Your Help is Needed Again to Resist Upzoning on Johns Island
Date: Tuesday, February 02, 2021 10:55:58 AM

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When I read this email, I thought it was a joke or better yet a NIGHTMARE.

Stop building houses on John's Island for God's sake!!!!

I moved here 3 years ago into a house that was already standing. If I knew that the senseless over development would occur, I definitely would not have opted to live here.

To make things even worse, the roads s**k!!! Fix the frigging roads and stop building – money hungry greedy builders.

Am I angry and deeply disappointed and frustrated?

Ummmmmmmm. YES!!!!!!!

--

Joyce

Johns Island resident

From: Melissa Chaplin <ploverchick@gmail.com>
Sent: Tuesday, February 2, 2021 10:35 AM
To: afedorisin@gmail.com; kristinapainter80@hotmail.com; Amanda Neighbor <amandafedorisin@gmail.com>; Charles Sumner (chazp1956@hotmail.com) <chazp1956@hotmail.com>; English, John <john.english@netscout.com>; jswanson@kitchentuneup.com>; Justin Chaplin <chaplinjc2037@gmail.com>; Moran, Joyce [USA] <Moran_Joyce@bah.com>; Paul Sebestyen13@gmail.com <Sebestyen13@gmail.com>; Robin Dawson <dawsonrs44@gmail.com>; Tom Snapp <snapp45601@yahoo.com>; Verena Berg <Verena.berg@ymail.com>; wilmguyvz@yahoo.com>; Smolka, Adam J. <smolkaaj@musc.edu>; Noreen Powers <poweno@gmail.com>
Subject: [External] Fwd: Your Help is Needed Again to Resist Upzoning on Johns Island

FYI...Please voice your concerns. The deadline is Friday, February 5th.

----- Forwarded message -----

From: **Johns Island Coalition - DO NOT REPLY** <johnsislandcoalition@gmail.com>
Date: Mon, Feb 1, 2021 at 8:03 PM
Subject: Your Help is Needed Again to Resist Upzoning on Johns Island
To: Melissa Chaplin <ploverchick@gmail.com>

Your Help is Needed Again to Resist Upzoning on Johns Island



Charleston County has revised their proposed changes to our Zoning and Land Development Regulations (ZLDR) ordinance (see [here](#), starting at Page 58). Based upon your input, the Planning Commission provided direction for this next round of changes, including:

- No increases in the density outside the Urban Growth Boundary (UGB)
- No increases in density on the Sea Islands

Unfortunately, what is now proposed is a continued upzoning on the Sea Islands that would permit 8,000 additional houses to be built on Johns Island and unincorporated Seabrook Island, but now only within the UGB.

This includes 2,000 additional houses that could be built around Freshfields. You may remember this was previously “only” an additional 1,000 homes. Just imagine the impact of an additional 4,000 cars traveling the 15 miles to get off Johns Island from Freshfields!

We do not want to lose sight that, based upon your last input to the County, there were some great changes made. This includes modifying density calculations to eliminate wetlands and land along the marsh.

Our position is:

- In accordance with the direction of the Planning Commission, any upzoning on the Sea Islands must be stopped.
- All other proposed changes in the current Planning Commission package should be adopted.

What can you do? If you agree, please join us by:

- **Forwarding this email to others.**
- **Submitting an email by noon on Friday, Feb 5th**, to the County at CCPC@charlestoncounty.org voicing your concerns. Reference the proposed amendments to the Charleston County ZLDR.
- **Attending the Planning Commission meeting on Monday, Feb 8th, at 2:00 pm** at 4045 Bridge View Drive, North Charleston. Either sign up to speak or be there to show your support for those who do.
- **Attending the Planning Commission meeting online** (for viewing only) at the [Charleston County Government website](#).

You can reach us at johnsislandcoalition@gmail.com

[Brought to you by the Johns Island Coalition](#)

Johns Island Community Association
Johns Island Council
Johns Island Task Force

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3202 Maybank Highway
Johns Island, SC 29455

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--

Melissa Chaplin

From: [Planning](#)
To: [Emily Pigott](#)
Subject: Fw: Changes on density Seabrook Island
Date: Friday, February 05, 2021 8:08:32 AM

From: susan whitehouse <seasusan7@gmail.com>
Sent: Friday, February 5, 2021 6:54 AM
To: Planning <Planning@charlestoncounty.org>
Cc: Jdw Hsp <sphsfarm@aol.com>
Subject: Changes on density Seabrook Island

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Totally opposed to any change in density. The roads to the island are already over capacity. New crosses beside Bohicket and River Roads appear far too frequently as well as on Betsy Kerrison. More residences mean many more cars and trucks. The village is already busy to capacity also.

No change in density for Seabrook Island area!!!

Susan and David Whitehouse
2919 Deer Point Drive
Seabrook Island

Sent from my iPhone

From: [Planning](#)
To: [Emily Pigott](#)
Subject: Fw: increased density on Seabrook
Date: Friday, February 05, 2021 11:34:21 AM

From: dnwirth@aol.com <dnwirth@aol.com>
Sent: Friday, February 5, 2021 9:51 AM
To: Planning <Planning@charlestoncounty.org>
Subject: increased density on Seabrook

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Commissioners,

It is noted that the County Zoning and Planning staff revised proposal contemplates potential increased density for property zoned R-4 that lies within the UGB but does not expressly except properties on the sea islands. It appears that the parcel of interest to Seabrook Island residents would be subject to that potential increased density.

With that in mind, I wish to express my opposition regarding the revised proposal. The only appropriate change would be for less density, not more.

David Wirth

From: [Planning](#)
To: [Emily Pigott](#)
Subject: Fw: Increased density on the Sea Islands
Date: Friday, February 05, 2021 8:08:41 AM

From: Veronica L'Allier <vlallier2609@gmail.com>
Sent: Friday, February 5, 2021 7:04 AM
To: Planning <Planning@charlestoncounty.org>
Subject: Increased density on the Sea Islands

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We think it does not make sense to allow for increased density on Johns, Seabrook, Kiawah and Wadmalaw islands due to safety factors. There are only 2 ways on and off these islands. Traffic accidents occur on a daily basis on River Road and the Main / Bohicket / Kerrison corridor making it VERY difficult for residents to get to work or take care of business. During hurricane events we have seen backups on these roads lasting up to 8 hours. How do you expect increased numbers of people to get off the islands when they have to? The infrastructure needs to be addressed before additional building or building density is permitted. Let's take care of the current problem before it's made even worse by permitting higher density building.

-Veronica and Michael L'Allier
2609 Jenkins Point Road
Seabrook Island, SC 29455

From: [Planning](#)
To: [Andrea Melocik](#); [Chase R. Anderson](#); [Emily Pigott](#); [Niki R. Grimball](#)
Subject: Fw: Oppose zoning changes to Kiawah/Seabrook Island
Date: Friday, February 05, 2021 8:02:34 AM

Wasn't sure who would be best to send this to so I've included all of you.

From: Jean Phillips <jeankphillips@me.com>
Sent: Friday, February 5, 2021 6:06 AM
To: Planning <Planning@charlestoncounty.org>
Subject: Oppose zoning changes to Kiawah/Seabrook Island

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To whom it may concern,

As a resident of Seabrook Island I wish to voice my concern to the proposed up zoning changes to the ZLDR on Johns Island. The potential impact of 8000 new homes on Johns Island (and 2000 alone on Seabrook Island) will have catastrophic impact on the fragile environment of this barrier island. While this could be construed as a "not in my backyard" stance, that doesn't take into account the lack of infrastructure to support such housing including roads, utilities, and education/schools, not to mention the impact of hurricane evacuation with increased population. Please reconsider this zoning change and keep the low country beauty South Carolina is known for.

Sincerely,

Jean Phillips

Sent from my iPad

From: [Planning](#)
To: [Emily Pigott](#)
Subject: Fw: Proposed changes to R-4
Date: Friday, February 05, 2021 11:35:55 AM

From: Joanne Gallivan <mgallivan2@verizon.net>
Sent: Friday, February 5, 2021 11:27 AM
To: Planning <Planning@charlestoncounty.org>
Subject: Proposed changes to R-4

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Please note my opposition to any increase in density for property zoned in area R-4.
Thank you
Joanne Gallivan
2759 Old Oak Walk
Seabrook Island SC 29455

Sent from my iPhone

From: [Planning](#)
To: [Andrea Melocik](#); [Chase R. Anderson](#); [Emily Pigott](#); [Niki R. Grimball](#)
Subject: Fw: Proposed changes to the County Zoning and Land Development Regulations
Date: Friday, February 05, 2021 8:03:17 AM

And another....just let me know the best person to send these to and I will forward as they come.

From: Bradley Phillips <bradleyphillips@me.com>
Sent: Friday, February 5, 2021 6:22 AM
To: Planning <Planning@charlestoncounty.org>
Subject: Proposed changes to the County Zoning and Land Development Regulations

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I am opposed to the proposed changes to RR-3 and R-4 zoning and oppose any changes on Kiawah and Seabrook Islands.

Bradley Phillips
3650 Cobia Court
Johns Island, SC 29455
404.702.0342
bradleyphillips@me.com

From: [Planning](#)
To: [Emily Pigott](#)
Subject: Fw: Proposed Zoning Changes
Date: Friday, February 05, 2021 8:15:06 AM

From: Bonnie <bonniebohme@gmail.com>
Sent: Friday, February 5, 2021 8:11 AM
To: Planning <Planning@charlestoncounty.org>
Subject: Proposed Zoning Changes

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Dear Ma'am or Sirs,

We have been coming to the Charleston area, specifically Kiawah and Seabrook since 1991. Our dream was to own a place here and we realized that dream in 2016 and now are Full Time Seabrook residents. We have great concerns about the proposed zoning and the increase in housing on the islands as well as all of Johns Island.

Traffic on Main Road / Betsy Kerrison Parkway is congested and dangerous. There are accidents weekly and sometimes daily. Insurance companies state that it is one of the most dangerous roads in the area. Adding additional traffic to this road is a mistake and that is off-season. It gets increasingly more congested as tourists spend time here. Additionally, adding more traffic to the Freshfields area, with lack of parking and long waits on the roundabout, would make traveling around the area much more dangerous, difficult and frustrating. Beachwalker Park is already very busy with limited parking and Seabrook is allegedly private. Where will all these people access the beaches, shopping, medical services and day-to-day life with the congestion that already exists?

There are serious challenges with flooding on the roads during King Tides and weather events not to mention the challenges around Hurricane evacuation. The addition of the volume of homes proposed threatens our ecosystem and the structure supporting it. We chose this area because it is an environmentally friendly and sustainable place to live and with the overbuilding, you will be threatening the lowcountry marshes, wildlife and environment in general.

Please do not approve the continued upzoning on the Sea Islands that would permit an additional 8,000 homes on Johns Island as well as 2,000 additional homes around the Freshfields area. This is a negligent plan for our communities and the environment.

Thank you,
Bonnie L. Bohme
[2410 Racquet Club Drive](#)
[Seabrook Island, SC 29455](#)

Sent from my iPad Sent from my iPad

From: [Planning](#)
To: [Emily Pigott](#)
Subject: Fw: Regarding Purposed Changes to Charleston County's Zoning/Land Development Regulations
Date: Friday, February 05, 2021 8:08:11 AM

From: Val Mittl <vmittl@gmail.com>
Sent: Friday, February 5, 2021 6:38 AM
To: Planning <Planning@charlestoncounty.org>
Subject: Regarding Purposed Changes to Charleston County's Zoning/Land Development Regulations

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We are writing to express our opinion AGAINST the REVISED proposed changes to RR-3 and R-4 zoning near Seabrook and Kiawah Islands. Increased density in any of these areas should NOT be allowed at all. Our sea islands have already dealt with the negative consequences of more population and building density ----therefore we are against any further development. Please do not upset our sea island environment any further. Thank you. Valerie and Robert Mittl, property owners on Seabrook Island.

From: [Planning](#)
To: [Emily Pigott](#)
Subject: Fw: Sea island development zoning density restrictions
Date: Friday, February 05, 2021 11:35:03 AM

From: Cynthia Brown <cbbrowncpa@gmail.com>
Sent: Friday, February 5, 2021 10:36 AM
To: Planning <Planning@charlestoncounty.org>
Subject: Sea island development zoning density restrictions

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Dear Planning Commissioners

Please restrict density of any development of R-4 zones on the Sea Islands to only 4du/ac. Or at least do not allow any increases to density restrictions until there are roads, schools and other infrastructures in place to support them. As you know, we have limited access to and regress from the islands and increased populations without infrastructure can present day to day issues not to mention in the event of an evacuation. It may also make sense to require the developers to provide the increased infrastructure to support their development which is effectively done in other locals.

Our Sea Islands of Johns, Kiawah and Seabrook are at the end of a very long cul de sac which must be managed appropriately for healthy living. Please consider this request.

Thank you

Cynthia B Brown

From: harvey.robertj@comcast.net
To: [CCPC](#)
Subject: Johns Island up zone
Date: Wednesday, February 03, 2021 11:28:56 AM

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We own a property on Seabrook Island- 726 Spinnaker Beachhouse. I understand there is active discussion regarding up zoning on Johns Island and of particular interest around Kiawah and Seabrook Island- amendment ZLDR. I am opposed to increasing the housing density. Traffic is already a major concern without signs of getting better. Further, the character and the scale of the islands would be negatively impacted.

Sincerely
Robert J Harvey
PO Box 545
Ellington, Ct 06029
860-798-5769

From: [Joan Klein](#)
To: [CCPC](#)
Subject: Johns Island
Date: Monday, February 01, 2021 8:54:06 PM

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I am very concerned and confused by the amount of construction on this once quiet island. To allow building without much regard for flooding issues and infrastructure seems negligent at best. Current residents are battling roadways that are continually heavily traveled. I am frightened by what navigating these roads will be like once we've conquered the Covid virus. People may be complacent not remembering the past and not realizing what lies ahead. Frustrating traffic will quickly be recalled once all vehicles are back on the road along with the additional volume from the neighborhoods currently being constructed.

How grateful I am that consideration and respect has been given to the marsh and wetland areas. I thank you for that wise and prescient stance.

I urge you to reexamine your stance on allowing more home sites. Johns Island simply has enough residents. Please let us retain the quasi-rural flavor that we all moved here to enjoy.

Joan Klein

From: [kim.carpenter](#)
To: [CCPC](#)
Date: Wednesday, February 03, 2021 7:00:37 PM

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Please do not change the housing density beyond the urban growth boundary. We need to preserve our marshes & tidal creeks without overcrowding. I oppose upzoning on the sea islands. We have lived on our land for 27 yrs and are now experiencing some flooding. The roads need to be fixed before any more development period.

Thank you for your consideration on this matter.

Sincerely
Kim Carpenter
840 Sonny Boy Ln, Johns Island, SC 29455

From: [Janice Kromer](#)
To: [CCPC](#)
Subject: No to ZLDR
Date: Wednesday, February 03, 2021 12:14:15 PM

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Definitely NO

Janice Kromer

From: [spcameron](#)
To: [CCPC](#)
Subject: no vote on up-zoning
Date: Wednesday, February 03, 2021 11:44:10 AM

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Please, in accordance with the direction of the Planning Commission, any up-zoning on the Sea Islands must be stopped. There is already excessive traffic for the infrastructure and flooding. Additional density will aggravate the flooding due to loss of drainage. All other proposed changes in the current Planning Commission package should be adopted.

Thank you,
sue parkins cameron
Seabook Island

From: [Colleen Thornburgh](#)
To: [CCPC](#)
Cc: tom.thornburgh14@gmail.com
Subject: Objection to proposed zoning changes ZLDR to the Sea Islands
Date: Wednesday, February 03, 2021 11:47:33 AM

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As home owners at 2513 The Bent Twig, Seabrook Island, we are not in favor in the proposed changes to allow additional 2000 units of housing in unincorporated Seabrook Island. The islands of Kiawah and Seabrook do not have the infrastructure to support the traffic and depletion of resources this level of housing density would bring.

Colleen and Tom Thornburgh
678.907.4712

From: [Wending, Steven J](#)
To: [CCPC](#)
Subject: Oppose Potential Change in Zoning
Date: Tuesday, February 02, 2021 4:38:46 PM

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Dear Commissioners,

Regarding proposed changes to the ZLDR that are being presented at the February 08, 2021. I am not in favor of any up-zoning on the Sea Islands. I am in favor of all other proposed changes as outlined in the current Planning Commission package.

Changes that would increase the density on Seabrook Island near Freshfields would be detrimental to the community. Our island has a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be exacerbated by greater density.

The increase in population these changes would cause would be disastrous for Seabrook and Kiawah Islands. I respectfully request that you disapprove up-zoning on the Sea Islands.

Regards,

Steven J. Wending
4028 Bridle Trail Drive
Seabrook Island, SC 29455

From: [Laura Wendling](#)
To: [CCPC](#)
Subject: Opposition to Revised Zoning Changes, Johns Island (RE: 2/8/21 Meeting)
Date: Wednesday, February 03, 2021 3:16:11 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Good afternoon. My name is Laura Wendling and I am again writing to respectfully submit my complete opposition to the recent zoning changes being proposed for Johns Island, set to be discussed at the upcoming February 8, 2021, meeting.

I am grateful that changes were made due to earlier feedback from the community. However, I am again voicing my clear opposition against the revised changes now being proposed. My understanding is that you are proposing to continue up zoning on the Sea Islands that would permit 8,000 additional houses to be built on Johns Island, but now only within the UGB. This would include 2,000 additional houses that could be built around Freshfields Village. (Originally we told it would "only" be an additional 1,000 homes, which is also concerning.)

My opposition is again based on the fact that the area is NOT equipped to handle 2,000 plus homes, including guests and residents. As I write this, I was just notified of yet another accident on the main road, shutting things down completely. This is almost a weekly occurrence. Just a few months ago, a service worker lost his life in the same area. The traffic situation is already out of control (please check the accident stats) and adding more homes, people, vacationers, etc., - will make it that much worse. It's already a fatality spot and one of the most dangerous areas in the state. How can you realistically consider adding more traffic to a problematic area?

Freshfields Village is also not set up for this many homes and what that encompasses for a good quality of life - there is one small grocery store, a few smaller shops/retail and dining chains. The parking has also been a problem - availability and accessibility.

The reality is that the area is already past the point of being overdeveloped. Adding in more homes will just destroy the natural habitat for our wildlife, create a logistical and traffic nightmare, and create even more problems during hurricanes and other events such as the PGA that is hosted on Kiawah. The island itself has a 15 mph speed limit - now add 2,000 plus more cars to the mix. We are heading in a direction that once started, will not stop until it is too late.

Seabrook/Johns Island is NOT meant to be a Myrtle Beach or Wisconsin Dells type of area. My husband and I purchased our home for the peace, tranquility, and lifestyle. These changes that seem to be constantly looming seem set on destroying the area, its resources, as well as property values and peace of mind.

I respectfully request that all zoning changes be tabled and that no further development occur. Instead, please invest in building our infrastructure, emergency services, and things that can benefit the residents and taxpayers living there now. Instead of greedily looking at what profits can be gained by pillaging the area's land and filing the developers' bankrolls with an indefinite source of money, with zero accountability or care for the community at large.

Respectfully,
Laura Wendling
4028 Bridle Trail Drive
Seabrook Island, SC

From: john.zlogar@gmail.com
To: [CCPC](#)
Cc: [Joel Evans](#); [Andrea Melocik](#)
Subject: Planning Commission Meeting re. ZLDR Update
Date: Friday, February 05, 2021 7:25:11 AM
Attachments: [Letter from the JITF re. Proposed ZLDR Amendments 5Feb2021.pdf](#)

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Please find attached a letter from the Johns Island Community Association, the Johns Island Council, and the Johns Island Task Force regarding the proposed changes to the ZLDR.

Best regards,

John

John Zlogar
5528 Frisco Lane, Johns Island
404-539-0770

From: lillianranese@gmail.com
To: [CCPC](#)
Subject: Proposed Amendments to Charleston County ZLDR
Date: Tuesday, February 02, 2021 2:21:25 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

To Whom It May Concern:

In reference to the zoning changes to be made on John's Island for Kiawha and Seabrook islands, more consideration needs to be taken.

Infrastructure as is now will not be feasible to accommodate all the building that is being proposed. As is there are many accidents and not to mention the backup with traffic to get off these islands. You have to give yourself added time to do anything that needs to be done just to get to Savannah Highway. You have a beautiful area and you want to make it a chore to live here.

Homes cannot be built first. Corporate builders must first build the ROADS n infrastructure; schools, medical facilities, supermarkets, etc.

Everything feasible needs to be thought out and GREED cannot be the focus.

Please think about this as if you, who make these decisions, live here.

Thank you.

Sincerely,

Lillian Ranese

Sent from my iPhone

From: [Debbie Linton](#)
To: [CCPC](#)
Subject: Proposed Amendments to Charleston County ZLRD
Date: Friday, February 05, 2021 12:14:06 PM

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Our family is OPPOSED to rezoning Johns Island. As stated in our prior email our Island cannot handle any more houses for all the obvious reasons. It is a nightmare traveling our roads currently and an increase in population will only make matters worse.

Our environment, wetlands and wildlife cannot continue to thrive with concrete and houses.

STOP THIS ACTION TO REZONE JOHNS ISLAND IMMEDIATELY.

Debbie and Howard Linton
2654 Bohicket Rd, Johns Island, SC 29455

From: [Holly Bryan](#)
To: [CCPC](#)
Subject: Proposed amendments to Chs Co ZLDR ordinance
Date: Wednesday, February 03, 2021 12:36:29 PM

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Dear Commissioners,

I urge you to vote against any “up-zoning” of the Sea Islands. The current infrastructure can not support an upgrade in zoning. Current roadways are dangerous and inadequate; utility services including water/sewer will be overwhelmed by greater density.

The Sea Islands have significant amounts of wetlands, significant amounts of low elevation land, and significant issues with water events (e.g. tidal flooding, storm surges, rising sea levels). Any increase in density will exacerbate any water event.

Please vote against any increase in density.

Thank you for your consideration.

Sincerely,
Elizabeth Bryan
2913 Deer Point Dr
Johns Island, SC 29455

From: [George Aaron](#)
To: [CCPC](#)
Subject: Proposed Amendments to the Charleston County ZLDR Changes
Date: Friday, February 05, 2021 10:33:46 AM

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To whom it may concern;

I would like to express my strong opposition for prospective up-zoning on the Sea Islands. It is unconscionable to add population density to an infrastructure that can barely support the existing population for quality living.

An increase of approximately 8,000 houses on John's Island, including about 2,000 around the Feshfield's area is irresponsible and taking advantage of the current resident community. It was originally proposed as 1,000 homes. The impact on transportation to and from those destinations would cause further traffic congestion and hamper the quality of life residents invested in.

Please be more considerate in your proposals for the current population, before exercising a proposal for zoning and land development.

Respectfully,

George W Aaron, Jr.
Ravenel, SC

From: [Timothy Finan](#)
To: [CCPC](#)
Subject: Proposed amendments to the Charleston County ZLDR
Date: Tuesday, February 02, 2021 4:59:01 PM

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As a Seabrook Island homeowner, this email message is in opposition to proposed amendments to the Charleston County ZLDR that would result in significant upzoning on the Sea Islands. Of particular concern to me is the potential for the construction of 2,000 additional houses that could be built around nearby Freshfields Village. Such a change would have obvious and very significant negative environmental and quality of life impacts. I strenuously object to any upcoming on the Sea Islands.

Thank you.

Timothy Finan
4009 Bridle Trail Drive
Seabrook Island, SC 29455

From: [paula.endemann](#)
To: [CCPC](#)
Subject: Proposed amendments to the Charleston County ZLDR.
Date: Thursday, February 04, 2021 6:02:52 PM

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Dear Commissioners,

Please note that two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre. These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our islands have a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density. The increase in population these changes would cause would be disastrous for Johns Island, Seabrook and Kiawah Islands.

In addition, I am concerned for the safety of all residents on the island that must use the same one-lane road to exit the island during required evacuations. Obviously higher density housing will increase the number of vehicles and put additional stress on an already burdened infrastructure. The failure to upgrade the infrastructure system, primarily roads, drainage, utilities, and schools to stay ahead of developers is discouraging. I truly believe the increase in population these changes would cause would be disastrous for Johns Island, Seabrook and Kiawah Islands.

I respectfully request that you disapprove the RR-3 and R-4 zoning changes

Paula Endemann
1744 Clark Hills Circle
Johns Island, SC 29455

Sent from [Mail](#) for Windows 10

From: [Robert Endemann](#)
To: [CCPC](#)
Subject: Proposed amendments to the Charleston County ZLDR.
Date: Thursday, February 04, 2021 6:03:09 PM

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Dear Commissioners,

Please note that two of the proposed changes to the ZLDR that are being presented at the January 11, 2021 Planning Workshop are of great concern to me. These changes increase the density for the RR-3 to one dwelling unit per acre and revise R-4 zoning districts to six dwelling units per acre. These changes would allow over 8,000 more homes on Johns Island and 1,000 more homes on Seabrook Island near Freshfields. Our islands have a significant amount of wetlands, a significant amount of low elevation land, and significant issues with water events (e.g., floods, storm surges, rising sea levels). In addition, the road system on Johns Island is currently inadequate to meet current needs and would be overwhelmed by greater density. The increase in population these changes would cause would be disastrous for Johns Island, Seabrook and Kiawah Islands.

In addition, I am concerned for the safety of all residents on the island that must use the same one-lane road to exit the island during required evacuations. Obviously higher density housing will increase the number of vehicles and put additional stress on an already burdened infrastructure. The failure to upgrade the infrastructure system, primarily roads, drainage, utilities, and schools to stay ahead of developers is discouraging. I truly believe the increase in population these changes would cause would be disastrous for Johns Island, Seabrook and Kiawah Islands.

I respectfully request that you disapprove the RR-3 and R-4 zoning changes

Robert Endemann
1744 Clark Hills Circle
Johns Island, SC 29455

Sent from [Mail](#) for Windows 10

From: [Thomas Merriam](#)
To: [CCPC](#)
Subject: proposed amendments to the Charleston County ZLDR.
Date: Wednesday, February 03, 2021 9:52:15 AM

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I am adamantly opposed to the proposed changes to the Charleston County ZLDR for Johns Island. The infrastructure cannot not handle any further intrusion upon the remaining land in this area. Also, it will increase the likelihood of severe flooding.

From: [Gregg Newby](#)
To: [CCPC](#)
Cc: [Gregg Newby](#)
Subject: Proposed Amendments to the Charleston County ZLDR
Date: Friday, February 05, 2021 11:12:58 AM

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Hello,

First, thank you for accepting resident input to this important topic.

I understand and respect the need for additional housing in Charleston County and Johns island. I in fact have 2 adult married children with young families that in the past few years have purchased 'starter homes' near my wife and I's home here as they have always loved Johns Island as we do and want to raise their families here.

It is my hope and view that when these new upzoning or density increases occur they are done sensitively to achieve a balance with respect to our history, culture and beauty- our quality of life.

I remain confident that by listening to all voices for input we can find a way to properly plan where and when to increase the right amount of densities that place new growth in areas that optimally align with roads, wetlands, elevations and more places to work here for residents.

My main concern is that it would appear that Johns Island has the most obvious available land to upzone **relative** to the rest of the County but that should not directly result in the lack of optimal planning leading to urban sprawl, more traffic congestion and pressure on the environmental spaces where we all find such pleasure.

Thank you once again for your time, attention and considerations.

Gregg Newby

Gregg Newby | Senior Technical Sales Account Manager
gnewby@polysource.net | Cell: 843.459.0289



Tel: 816.540.5300 | Fax: 816.540.4127

3730 S. Elizabeth Street, Suite B, Independence, MO 64057



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From: [Jeffrey Pompe](#)
To: [CCPC](#)
Subject: Proposed amendments to the Charleston County ZLDR
Date: Thursday, February 04, 2021 9:51:41 AM

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Dear Charleston County Planning Commission:

In accordance with the direction of the Planning Commission, any upzoning on the Sea Islands must be stopped. **There should be no increases in the density outside the Urban Growth Boundary (UGB) and no increases in density on the Sea Islands.**

The proposal to continue upzoning on the Sea Islands that would permit an additional 8,000 houses to be built on Johns Island and unincorporated Seabrook Island, including 2,000 additional houses that could be built around Freshfields Village, will be detrimental to the quality of life in these areas. This would create an additional 4,000 cars traveling the 15 miles to get off Johns Island from Freshfields Village. These areas are very congested already, with much new construction occurring, and additional development would create more traffic jams and accidents. In addition, the Sea Islands are subject to severe flooding from storms and hurricane, which would be exacerbated by the increased development.

Sincerely,
Kathleen and Jeffrey Pompe
Seabrook Island, SC

From: wnsbasc2446@att.net
To: [CCPC](#)
Cc: ["annstarnes"](#)
Subject: Proposed Amendments To The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
Date: Tuesday, February 02, 2021 4:04:57 PM
Attachments: [Proposed Amendments To The Charleston County Zoning and Land Development Regulations Ordinance \(ZLDR\).msg](#)

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NOTE: **The email below replaces the attached email** I sent earlier today, same subject. The attached email contained a factual error and should not be used. Thank you.

Dear Commissioners,

I am writing to express my concern over the proposed changes to RR-3 and RR-4 Zoning Density and the resulting impacts over our mostly rural way of life on Johns Island.

The planning staff proposes, within RR-3 Zoning Districts, to allow triple the number of dwelling units per acre-- outside the Urban Growth Boundary—through the Conservation Subdivision process. In other words, artful placement of minimally useful “green spaces” and small strips alongside sidewalks, or disjointed “parks” scattered across a development would allow a tremendous increase in housing and subsequent increased traffic.

The planning staff also proposes to increase by 50-100 percent the RR-4 Zoning Density. As I recall, you directed the staff, at the 11 Jan 2021 meeting, to investigate NO density increase for the RR-4 Zoning District. Again, using the magic bullet of Conservation Subdivision, the staff proposes to allow massive building in rural Johns Island.

I am strongly opposed to any increase in housing density in Zoning Districts RR-3 and RR-4, within and without the Urban Growth Boundary.

I respectfully request you disapprove the proposed density increases. Thank you.

William N. Starnes, Jr.
3087 Vincent Astor Rd
Johns Island, SC 29455

From: [Tina Mayland](#)
To: [CCPC](#)
Subject: proposed amendments to the County's ZLDR
Date: Wednesday, February 03, 2021 5:02:00 PM

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I've been a resident of Charleston since 1955, and a resident of Seabrook Island since 2006. I do NOT support upzoning for Johns Island.

Sincerely,
Tina Mayland
2636 Persimmon Pond Ct
Seabrook Island, SC 29455

Sent from my iPhone

From: [John Wise](#)
To: [CCPC](#)
Subject: Proposed Amendments to the County's ZLDR
Date: Wednesday, February 03, 2021 9:27:59 AM

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To whom it may concern:

I am a resident/owner on Johns Island. I am totally against the up-zoning of the Sea island groups. The process would increase the already overcrowded streets and highway of Johns Island. The negative impact on the environment and the way of life would be severe.

Sincerely,

John P. Wise
2439 Racquet Club Dr
Johns Island, SC 29455
207-831-2110



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From: [ROBERT ALLEN](#)
To: [CCPC](#)
Subject: Proposed amendments to ZLDR
Date: Thursday, February 04, 2021 8:19:22 PM

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I am contacting you regarding my opposition to the proposed amendments to the Charleston County ZLDR. I have recently relocated to the Kiawah area from Pennsylvania. The natural beauty and openness of this area was so appealing. I am concerned that the proposed zoning changes will have a negative impact on the environment. The significant increase in traffic needs to be considered as well. Hopefully you will consider the negative impact on the quality of life for the residents here as well.

I thank you for your attention to this matter.

Joanne Allen

From: [Bob and Rosanne Wray](#)
To: [CCPC](#)
Subject: Proposed changes to ZLDR
Date: Tuesday, February 02, 2021 3:23:45 PM

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Dear Folks,

Please hold the line on further development of Johns Island. You have to try getting on and using any of our roads to fully understand the crippling effect of permitting more and more housing developments without any significant corresponding increase in road construction. Thank you.

Robert Wray
3441 Cottage Plantation Road
Johns Island SC 29455
44-year resident

From: [Rich Jenkins](#)
To: [CCPC](#)
Subject: Proposed zoning changes
Date: Friday, February 05, 2021 10:07:54 AM

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On behalf of the Johns Island Council, we urge you to not adopt the proposed changes to R4 and add the potential of 8,000 more du's to the island near Seabrook Island. We think everyone is aware of the traffic issues we are up against. Visualize another 8-12 thousand more cars trying to get off the Island. You would need to four lane both River and Bohicket, as well as the Cross Island Parkway to get some level of efficiency.

We don't think that this is the right way or location to get the increased density.

Thank you,

Rich Jenkins
Chairman

Rich Jenkins
8436479141

From: [Lee O'Neal](#)
To: [CCPC](#)
Subject: RE: proposed amendments to the Charleston County ZLDR
Date: Tuesday, February 02, 2021 12:36:42 AM

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To whom it concerns,

Please stop any and all upzoning of land and respect our wishes to keep Johns Island rural and immediately show respect of our wetlands. I do NOT want an additional 8,000 homes and 4,000 cars that are traveling along Johns Island every day to Freshfields.

Drive on Johns Island during rush hour! It's terrible and there are too many accidents. Please STOP building! I want to see more birds on Johns Island, not more cars. Don't ruin our wetlands and land along the marsh.

My support stands with the Johns Island Coalition and the Planning Commission has provided direction for this next round of changes, including:

- No increases in the density outside the Urban Growth Boundary (UGB)
- No increases in density on the Sea Islands.

Unfortunately, what is now proposed is a continued upzoning on the Sea Islands that would permit 8,000 additional houses to be built on Johns Island and unincorporated Seabrook Island, but now only within the UGB

I agree with these positions:

- In accordance with the direction of the Planning Commission, **any** upzoning on the Sea Islands must be **stopped**.
- **All** other proposed changes in the current Planning Commission package should be adopted.

Please Refer to the proposed amendments to the Charleston County ZLDR.

Lee O'Neal

Johns Island resident

From: [Charlane Faught](#)
To: [CCPC](#)
Subject: Reminding
Date: Wednesday, February 03, 2021 9:05:33 AM

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My name is charlane Faught my husband is Jack Faught we live on seabrook island and are ver much opposed to any rezoning changes. We moved because of the beauty of the islands. Not to have congested roads or the natural beauty of the island ruined. Again we are Not in favor of this policy of adding homes to an our beautiful islands. We say no ZLDR ordinance. Charlane and Jack Faught Seabrook island

Sent from my iPhone

From: [Robyn Stacy-Humphries](#)
To: [CCPC](#)
Subject: Re-zoning at Seabrook Island
Date: Tuesday, February 02, 2021 10:59:06 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

I am very concerned that current rezoning plans include 2000 homes near Freshfields ! We do not have the roads , sewer or other infrastructure to support such population density . The increased density /traffic will adversely effect the wildlife and decrease any emergency medical responses .

We have been Seabrook home owners for almost 18 years and have been renting in the Charleston area for over 35 years . The roads alone on Johns Island are grossly inadequate without additional development.

Please reconsider the proposed density /re-zoning .

Thank you .

Robyn Stacy- Humphries MD
2957 Deer Point Drive

Sent from my iPhone

From: [Janet Narten](#)
To: [CCPC](#)
Subject: Sea Islands zoning
Date: Thursday, February 04, 2021 11:57:44 AM

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Please do not allow for any upzoning on the Sea islands. Having resided on Seabrook Island for over 20 years, I have seen the tragedy of over development, on the environment, on safety and on quality of life. For the past few months, automobile accidents on Main and Bohicket roads are reported almost daily, causing injury, death and general mayhem. Upzoning would only make this situation worse for everyone.

Janet Narten

From: [Jaime Carr](#)
To: [CCPC](#)
Subject: Stop the Upzoning of the Sea Islands
Date: Friday, February 05, 2021 9:45:56 AM

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To Whom It May Concern,

I am a concerned resident of Johns Island and am asking you to please stop the up zoning on the Sea Islands. Previously, the Planning Commission provided direction for this next round of changes, including:

- No increases in the density outside the Urban Growth Boundary (UGB)
- No increases in density on the Sea Islands

Now, what is proposed is a continued upzoning on the Sea Islands that would permit 8,000 additional houses to be built on Johns Island and unincorporated Seabrook Island, but now only within the UGB.

This includes 2,000 additional houses that could be built around Freshfields. This was previously "only" an additional 1,000 homes. The impact of an additional 4,000 plus cars traveling the 15 miles to get off Johns Island from Freshfields is not only astronomical, but dangerous.

We do not want to lose sight that, based upon the last input to the County, there were some great changes made. This includes modifying density calculations to eliminate wetlands and land along the marsh.

Please stop the up zoning!

Thank you,
Jaime Carr
60 Fenwick Hall Allee, #533
Johns Island

Sent from my iPad

From: [Jean Phillips](#)
To: [CCPC](#)
Subject: Stop up zoning
Date: Wednesday, February 03, 2021 9:02:44 AM

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To whom it may concern,

As a resident of Seabrook Island I wish to voice my concern to the proposed up zoning changes to the ZLDR on Johns Island. The potential impact of 8000 new homes on Johns Island (and 2000 alone on Seabrook Island) will have catastrophic impact on the fragile environment of this barrier island. While this could be construed as a “not in my backyard” stance, that doesn’t take into account the lack of infrastructure to support such housing including roads, utilities, and education/schools, not to mention the impact of hurricane evacuation with increased population. Please reconsider this zoning change and keep the low country beauty South Carolina is known for.

Sincerely,

Jean Phillips

From: [SUSAN Y.gaston](#)
To: [CCPC](#)
Subject: stop upzoning
Date: Thursday, February 04, 2021 11:17:54 AM

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Don't turn our beautiful paradise into Hilton Head!

From: [Larson](#)
To: [CCPC](#)
Subject: Up zoning on the Sea Islands
Date: Thursday, February 04, 2021 6:15:25 PM

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I am writing to voice opposition to up zoning on Seabrook, Kiawah, and Johns Island. I live in Kiawah River Estates and am appalled at the Willy nilly rezoning of tracts of land here. We are in the "rural designation" for Charleston County's master plan. Roads, water, sewer hookups (not private sewage tanks such as Kiawah River-another travesty).... the island cannot handle more concentrated development.

Vote NO, please!

Sheila Larson
4352 Hope Plantation Drive
Johns Island

Sent from Sheila

From: [David Armstrong](#)
To: [CCPC](#)
Subject: Upzoning of the Sea Islands-ZLDR
Date: Friday, February 05, 2021 8:59:08 AM

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Please oppose any up zoning of the Sea Islands.

From: [Susan McLaughlin](#)
To: [CCPC](#)
Subject: Upzoning on the Sea Islands
Date: Wednesday, February 03, 2021 7:15:26 AM

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I am a resident of Seabrook Island, and it has come to my attention that Charleston County has revised the proposed changes to the Zoning and Land Development Regulations (ZLDR) to permit continued upzoning on the Sea Islands that would allow 8,000 additional houses to be built on Johns Island and unincorporated Seabrook Island. This proposal would allow 2,000 additional houses to be built around Freshfields Village.

As someone who lives in this area, I can tell you the traffic situation here is horrendous. Our only access on and off the island is on two lane roads which are rated as some of the most dangerous in the state. Bohicket Road, in particular, is very dangerous as it is a two lane, heavily traveled road with large live oaks on both sides. There is no room for error, and accidents routinely shut down both Bohicket and River Roads. The heavy traffic coming out to the islands include many work and construction vehicles. The traffic starts at 5:30 am and goes until 7:30 pm. It routinely takes me an 45 minutes to an hour to get to Charleston because of heavy traffic on two lane roads, and I generally travel during the midday "off hours." While there have been minor improvements to the roads in the area, there is no comprehensive plan for a major highway to address the traffic issues that are getting worse everyday.

We already have many housing developments in this area that are just in the early stages of development. In addition, there is also going to be an MUSC Emergency Care facility and a senior living facility in the affected area. All of these initiatives will place additional traffic on two lane roads. Until something can be done to improve the roads on and off the islands, there should be a moratorium on additional development in this area.

Finally, we purchased property on Johns Island many years ago because we loved the rural quality of the island. This is slowly being eroded by all the development that is taking place out here. I also have concerns about how all this development is affecting the flooding in the area. The more that developers strip land of trees and vegetation and put in lots of buildings and hardscape, the worse the flooding becomes. Parts of Betsy Kerrison Parkway are often flooded. In addition to dangerous roads, we often have to travel through flooded roads to get on and off the island. This flooding also makes travel conditions dangerous but I hear of very few plans to address the flooding along the roads on Johns Island.

I urge the Planning Commission to protect the Sea Islands by lowering density in this area. We don't want to become just another congested suburb of Charleston. Help us preserve what makes Johns Island unique.

Susan McLaughlin
3061 Baywood Drive
Johns Island, SC 29455

Sent from my iPad

From: [John Gricunas](#)
To: [CCPC](#)
Subject: Upzoning sea islands
Date: Wednesday, February 03, 2021 3:11:28 PM

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To Whom it May Concern:

We live in Lowcountry. Our coastal area is at risk with every hurricane, and those seasons are longer and the storms more devastating each year.

To Upzone the building code to allow greater population density on our barrier islands just doesn't make sense at a time of rising sea waters combined with limited road access.

The density proposed around Freshfields Village simply cannot be accommodated in that small town with its limited parking and narrow streets. And Johns Island is already heavily trafficked on too narrow roads with long delays on the Maybank connector during rush hour.

Another 10,000 units between those two islands is unsupportable with current roads and even more unsupportable with rising waters.

Please rethink this plan. What is proposed is not going to work.

Thank you

John Gricunas
Seabrook island

From: [Perry Jameson](#)
To: [CCPC](#)
Subject: ZLDR
Date: Tuesday, February 02, 2021 11:35:32 AM

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To Whom It May Concern:

As a long time (23 years) John's Island resident I have seen dramatic changes to this island my family calls home and loves. The biggest has been the traffic issues faced daily. You have a tough job balancing development while trying to maintain the quality of life we all want to continue to enjoy. To meet these goals any upzoning on the Johns and Wadmalaw Islands must be stopped. However, I agree with all the other proposed changes in the current Planning Commission package.

My best,

Perry Jameson

1823 Four Paws Path

Johns Island

From: [mbdacey](#)
To: [CCPC](#)
Subject: ZLDR
Date: Wednesday, February 03, 2021 11:40:53 AM

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I strongly oppose allowing 8,000 additional houses (including 2,000 on unincorporated Seabrook Island). It is a disaster for the environment and there is no infrastructure to support such a large project.

Mary Beth Dacey
2072 Sterling marsh Lane
Johns Island ,SC

From: [Jimmy Bailey](#)
To: [CCPC](#)
Cc: [Dave Morley](#); [Communications](#)
Subject: Zoning and Land Development Regulations
Date: Friday, February 05, 2021 9:22:36 AM
Attachments: [Letter to County Planning.pdf](#)

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Good Morning,

Thank you for the opportunity to comment on the upcoming agenda item related to Zoning and Land Development Regulations. Attached is a letter from the Board Chair at the Kiawah Island Community Association.

Kind regards,

Jimmy Bailey
Chief Operating Officer
Kiawah Island Community Association

Beachwalker Center
23 Beachwalker Drive
Kiawah Island, South Carolina 29455
P: 843-768-9194
kica.us

KIAWAH ISLAND
COMMUNITY
ASSOCIATION

February 4, 2021

Charleston County Planning Commission
4045 Bridgeview Drive
North Charleston, South Carolina 29405
CCPC@charlestoncounty.org

Re: Zoning and Land Development Regulations (proposed)

To Whom it may concern:

On behalf of our Board of Directors and Chief Operating Officer, we submit these comments for your consideration.

Property owners on Kiawah Island have followed the recent discussion of potential Zoning and Land Development Regulation changes on Johns Island. Among other things, this proposal would significantly increase the number of allowable units on Johns Island. Concurrent with these potential zoning changes, Charleston County is also debating various possibilities for road improvements on Johns Island to alleviate traffic congestion.

Until the roads issue is resolved, it is premature to consider adding additional units to already overtaxed infrastructure. We encourage you to defer this matter until a decision is made on the road network, at which time you'll be able to make a more informed decision.

Sincerely,

Dave Morley

Dave Morley
Board Chair



From: [athenawagner](#)
To: [CCPC](#)
Subject: Zoning changes
Date: Tuesday, February 02, 2021 10:08:57 AM

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Dear Sirs:

My husband Richard Wagner and I vehemently oppose the proposed upzoning changes for John's Island. We have been property owners on Seabrook Island 1997. We have witnessed communities in other parts of the country ruined for the sake of development. Please dont let this happen here.

Regards,

Athena Wagner

From: [Margaret Wildermann](#)
To: [CCPC](#)
Subject: Zoning changes
Date: Thursday, February 04, 2021 2:07:12 PM

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I am opposed to the proposed zoning changes on Seabrook and Kiawah Islands. Increasing the density on barrier islands is foolhardy and costly. There is not the infrastructure for increased development, roads are inadequate, services are limited, utilities already over taxed and schools are distant and inadequate. Sea level rise and climate change are already posing many problems on these islands. Marshes and beaches are eroding, and roads are consistently flooding with high tides. The necessary increased elevation of structures brings more costs to construction and poor drainage of the soil in this area must be taken into account. Evacuation during hurricanes is already a challenge with proposed improvement to routes barely in planning stages.

If the intent is to increase population density, prior to any change in zoning, improvements in all of the above mention items need to be considered, funded and implemented to at least demonstrable intent. Dutch Dialogues must be considered and strategies implemented. I support the need for affordable housing in Charleston, however putting that housing at the farthest extension of the county with no public transportation, extremely limited services, and horrible roads is not the answer.

In addition the environmental costs are untenable.

Sincerely,
Margaret Wildermann
3138 Privateer Creek Rd.
Seabrook Island
703 786-7145

From: [Mary Wilde](#)
To: [CCPC](#)
Subject: Zoning on Sea Islands
Date: Friday, February 05, 2021 12:00:06 PM

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As a resident of Seabrook Island (3274 Privateer Creek Road) I support the Johns Island Coalition and want No upzoning on Johns Island or the Sea Islands. Please do not support an increase in density outside the current UGB and do not support an increase in density on the Sea Islands.

Thank you,
Mary Wilde

Sent from my iPad

Mary Wilde

From: [Planning](#)
To: [Emily Pigott](#)
Subject: Fw: Object the zoning changes on Seabrook and Kiawah islands
Date: Friday, February 05, 2021 1:49:30 PM

From: Kelly Ellsworth <ellsworth06@verizon.net>
Sent: Friday, February 5, 2021 12:58 PM
To: Planning <Planning@charlestoncounty.org>
Subject: Object the zoning changes on Seabrook and Kiawah islands

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This is our string objection to zoning changes on Seabrook and Kiawah islands for numerous reasons, overbuilding, overcrowding. Lack of infrastructure, traffic. Very poor thought process to even think zoning changes are appropriate!

Sent from my iPhone

From: [Planning](#)
To: [Emily Pigott](#)
Subject: Fw: Kiawah/Seabrook
Date: Friday, February 05, 2021 1:49:20 PM

From: spcameron <spcameron@buckeye-express.com>
Sent: Friday, February 5, 2021 12:20 PM
To: Planning <Planning@charlestoncounty.org>
Subject: Kiawah/Seabrook

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Please do not permit any increase in the building at Seabrook/Kiawah. The road infrastructure is already overdriven, with an accident and fatality rate to match. Furthermore, the loss of more drainage by building more housing density will aggravate the current flooding problem. There should be no increase and preferably a reduction in the approved building.

Thank you for your attention.

sue parkins cameron
322 Beach Club Villa
Seabrook Island, 29455

From: [Planning](#)
To: [Emily Pigott](#)
Subject: Fw: February 8 County Planning Commission Meeting
Date: Friday, February 05, 2021 1:49:13 PM

From: Joyce Phillips <jphillips5055@gmail.com>
Sent: Friday, February 5, 2021 12:08 PM
To: Planning <Planning@charlestoncounty.org>
Subject: February 8 County Planning Commission Meeting

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I wish to state my opposition to the revised proposal that contemplates potential increased density for property zoned R-4 that lies within the UGB but does not expressly except properties on the sea islands.

Joyce Phillips
736 Spinnaker Beach House
Seabrook Island, SC 29455

From: [Planning](#)
To: [Emily Pigott](#)
Subject: Fw: Proposed Revisions of Zoning and Land Development Regulations
Date: Friday, February 05, 2021 1:49:06 PM
Attachments: [Planning and Zoning Workshop January 11 2021.msg](#)

From: John Gregg <jgregg@townofseabrookisland.org>
Sent: Friday, February 5, 2021 12:02 PM
To: Planning <Planning@charlestoncounty.org>
Subject: Proposed Revisions of Zoning and Land Development Regulations

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Gentlemen and Ladies,

I refer to the upcoming Planning Commission meeting (February 8) at which revised proposed changes for R-4 zoning will be presented for consideration by the Commission. According to the materials included in the meeting agenda, Planning and Zoning staff characterized the request of the Commissioners regarding R-4 zoning as follows:

“Allow increases in the R-4 Zoning District density for properties located in the Urban/Suburban Area (within the UGB) *except those located adjacent to the UGB and on the Sea Islands*, which should maintain the current density of 4du/ac, if feasible”

The revised proposed changes for R-4 zoning according to the agenda are as follows:

“All properties currently zoned R-4 continue to be zoned R-4 (not including properties located in overlay zoning districts that regulate densities) subject to the following:

1. Maintain 4du/ac for all R-4 properties that:
 - Are located in the Rural Area (outside the UGB);
 - Are located in the Urban/Suburban Area (inside the UGB) and any part adjoins the UGB as of the date of adoption of this ordinance; and/or
 - Currently have a Future Land Use designation of Urban/Suburban Cultural Community Protection (*negates the need for the proposed S-4 Zoning District*).
2. Allow density increases through the Conservation Subdivision process for R-4 properties in the Urban/Suburban Area (inside the UGB) that do not adjoin the UGB as follows:
 - 6du/ac when 30-49.9% of the total site area is delineated as Conservation Area; and
 - 8du/ac when 50% or more of the total site area is delineated as

Conservation Area.

3. Continue to allow up to 8du/ac through the PD process when .05 ac of common open space per dwelling unit plus 10% of the land designated for nonresidential uses is provided (*previous proposal was to increase this to 12du/ac.*)”

Whether or not the revised proposed changes are consistent with the intent of the quoted request from the Commissioners, the revised proposal has the potential for allowing greatly increased density for R-4 properties that are located on the sea islands of Kiawah and Seabrook.

As noted in my previous comment (January 8, 2021; file attached), increased zoning density as proposed has the potential for adding more than 1,000 homes on Seabrook Island near Freshfields Village.

We oppose the proposed changes for R-4 zoning as applied to the sea islands as being totally out of character with the Kiawah and Seabrook communities. Further, as stated in my January comment to the Planning Commission, the increased density will exacerbate the existing challenges facing residents of our community to evacuate for the threat of disaster events.

Kind regards,

John Gregg
Mayor, Town of Seabrook Island



Town of
Kiawah Island

Mayor

John D. Labriola

Council Members

F. Daniel Prickett
Maryanne Connelly
John Moffitt
Scott M. Parker, MD

Town Administrator

Stephanie Monroe Tillerson

Thursday, February 4, 2021

Charleston County Planning Commission
4045 Bridge View Drive
North Charleston, SC 29405

Reference: Proposed amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)

Dear Commissioners,

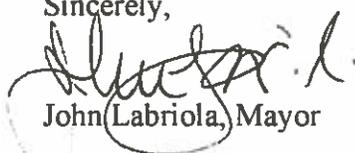
Property owners on Kiawah Island have followed the recent discussion of potential Zoning and Land Development Regulation changes on Johns Island. Two proposed changes would negatively impact Johns Island and undermine the Urban Growth Boundary (UGB), a cornerstone of zoning and planning in Charleston County.

The analysis shows over 2,400 parcels of additional dwelling units (DUs) could be built on Johns Island as a result of implementing these changes. This creates a large influx in additional DUs being built on Johns Island, some of which will be built outside the Urban Growth Boundary. Also, over 1,000 additional DUs could be built near Freshfields Village located between Seabrook and Kiawah Islands.

We believe it is inappropriate to increase densities on our Islands, which already lacks the infrastructure to handle the growth and will exacerbate the existing overburden on Johns Islands roads. Concurrent with these potential zoning changes, Charleston County is considering various possibilities for road improvements on Johns Island, including how best to handle traffic between Main Road and Betsy Kerrison Parkway.

We respectfully request that you not adopt the proposed changes to the RR-3 and R-4 zoning districts and defer this matter until infrastructure improvements have been made. At that time, you will be able to make a more informed decision that will be inclusive of a framework to handle the existing transportation and infrastructure problems without creating additional ones.

Sincerely,



John Labriola, Mayor

From: [Gregg Newby](#)
To: [CCPC](#)
Subject: FW: Proposed Amendments to the Charleston County ZLDR
Date: Tuesday, February 09, 2021 8:23:58 AM

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Hello,
Thank you for listening and cooperating with resident input on this important topic.
Sincerely,
Gregg Newby

From: Gregg Newby <gnewbyji@outlook.com>
Sent: Friday, February 5, 2021 11:13 AM
To: CCPC@charlestoncounty.org
Cc: Gregg Newby <gnewbyji@outlook.com>
Subject: Proposed Amendments to the Charleston County ZLDR

Hello,
First, thank you for accepting resident input to this important topic.
I understand and respect the need for additional housing in Charleston County and Johns island. I in fact have 2 adult married children with young families that in the past few years have purchased 'starter homes' near my wife and I's home here as they have always loved Johns Island as we do and want to raise their families here.
It is my hope and view that when these new upzoning or density increases occur they are done sensitively to achieve a balance with respect to our history, culture and beauty- our quality of life. I remain confident that by listening to all voices for input we can find a way to properly plan where and when to increase the right amount of densities that place new growth in areas that optimally align with roads, wetlands, elevations and more places to work here for residents.
My main concern is that it would appear that Johns Island has the most obvious available land to upzone **relative** to the rest of the County but that should not directly result in the lack of optimal planning leading to urban sprawl, more traffic congestion and pressure on the environmental spaces where we all find such pleasure.
Thank you once again for your time, attention and considerations.
Gregg Newby

Gregg Newby | Senior Technical Sales Account Manager
gnewby@polysource.net | Cell: 843.459.0289



Tel: 816.540.5300 | Fax: 816.540.4127
3730 S. Elizabeth Street, Suite B, Independence, MO 64057



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From: [Pat McDougald](#)
To: [CCPC](#)
Subject: John's Island zoning
Date: Tuesday, February 09, 2021 8:08:28 AM

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Thanks to everyone on the committee for listening to the requests of all who did not want the zoning changed to accommodate more houses. Let the island remain as it is with no more traffic and impediments. Thank you again. Pat and John McDougald

From: [d.y](#)
To: [CCPC](#)
Subject: Thank You!!
Date: Tuesday, February 09, 2021 8:41:10 AM

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Thank you so much for voting to keep RR-3 and R-4 zoning densities as they currently are in the Zoning and Land Development Regulations (ZLDR).

Deborah Yanko

From: [nord](#)
To: [CCPC](#)
Subject: Thank you for listening to the community.
Date: Tuesday, February 09, 2021 8:37:49 AM

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I am so gratified to here that you listened to the concerns of the community and have decided against increasing the number of homes allowed on portions of John's Island. Thank you all for hearing our concerns.

Norreen DeMay
1130 Turkey Trot Drive
John,s Island

[Sent from the all new Aol app for iOS](#)

From: [Brooke Wood](#)
To: [CCPC](#)
Subject: Thank you!
Date: Tuesday, February 09, 2021 8:26:56 AM

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I so appreciate your decision to not make up zoning changes to existing Johns Island zoning. This is so refreshing and makes me feel very hopeful for the future of Johns Island and my home!
Brooke Wood

Sent from my iPhone

From: [Sheila Larson](#)
To: [CCPC](#)
Subject: Re: Upzoning Request
Date: Tuesday, February 09, 2021 9:09:26 AM

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Thank you for listening to the citizens on Johns Island and denying this request. Your efforts are much appreciated!

Sheila Larson
Hope Plantation Drive
Johns Island

From: [Pamela Cisneros](#)
To: [CCPC](#)
Subject: THANK YOU!!!
Date: Tuesday, February 09, 2021 9:09:10 AM

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Dear Friends and Neighbors,

I just wanted to say a huge THANK YOU for your decision yesterday to keep the RR-3 and R-4 zoning densities as they currently are in the Zoning and Land Development Regulations (ZLDR) for Johns Island and the Sea Islands. It is wonderful to know that the voices of concerned citizens are being heard and addressed. THANK YOU!

Best,

Pamela Cisneros
Artist | Designer
www.pamelacisneros.com
843.259.1123

From: [Ava Koren](#)
To: [CCPC](#)
Subject: zoning decision
Date: Tuesday, February 09, 2021 9:59:50 AM

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Dear Charleston County Commissioner,

As residents on Johns Island we greatly appreciate your listening to our requests not to change the zoning of our area.

Thank You!

Ava and Eric Koren
Seabrook Island

From: [Carmen Diaz](#)
To: [CCPC](#)
Subject: Density
Date: Tuesday, February 09, 2021 9:18:14 AM

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Thank you to those of you on the Charleston County Planning Commission that listened to the concerned residents on Johns Island! Not increasing the housing densities in the ZLDR will save our beautiful island from becoming just another over populated area, and give us the respite from that very crowding which we sought to escape when we moved here.

Sincerely,

Carmen L. Diaz
Sent from my iPhone

From: [Joseph Boykin](#)
To: [CCPC](#)
Subject: CCPC Decision Not to Increase Density on Johns Island
Date: Tuesday, February 09, 2021 10:36:37 AM

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Dear CCPC Members and Staff,

I am writing to personally thank you all for your decision not to increase the housing density on John's Island. This welcome decision both supports the Urban Growth Boundary and further helps the island retain much of its rural character.

Please know that the good folks on Johns Island and the other sea islands really appreciate the personal time and effort that the members serving on the CCPC give each and every month in service to the citizens of Charleston County. We also know that we are very fortunate to have the absolute best staff serving us in Planning and Zoning.

A lot of people may not recognize the effect and impact that this function of county government has on our daily lives but rest assured I certainly do.

Kind Regards,

Joe Boykin
4674 Chisolm Rd
Johns Island

Sent from my iPhone

From: [Pam Lapp](#)
To: [CCPC](#)
Subject: Johns Island resining
Date: Tuesday, February 09, 2021 10:08:35 AM

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Thank you for listening to the residents of Johns Island when making your decisions about our community.
Pam and Duane Lapp
1905 Edwins Crossing
Johns Island

Sent from my iPhone

From: [Ted Smith](#)
To: [CCPC](#)
Subject: Thank you for decision on land zoning changes on Jones Island
Date: Tuesday, February 09, 2021 11:40:47 AM

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As a RR -3 property owner I applaud the decision to put quality of life issues over economic return.

From: [REF-Verizon](#)
To: [CCPC](#)
Subject: ZLDR Changes
Date: Tuesday, February 09, 2021 11:40:13 AM

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Thank you for your consideration of our requests to limit housing density changes on Johns Island.

Richard Fleming
Seabrook Island

From: [paula baram](#)
To: [CCPC](#)
Subject: up zoning defeated
Date: Tuesday, February 09, 2021 11:42:51 AM

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Thank you for listening to our concerned voices!!

Paula Baram
Seabrook Island

From: [CURT NEVILLE](#)
To: [CCPC](#)
Subject: Zoning
Date: Tuesday, February 09, 2021 10:24:31 AM

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Thank you for your decision not to change the zoning for Johns Island.
Sent from my iPhone

From: lillianranese@gmail.com
To: [CCPC](#)
Subject: Re-zoning on John's Island
Date: Tuesday, February 09, 2021 11:56:10 AM

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To all:

Thank you for listening to and supporting us to keep John's Island a beautiful area.

Sincerely,

Lillian Ranese
KRE Estates

Sent from my iPhone

From: [DOUGLAS CARLSON](#)
To: [CCPC](#)
Subject: Zoning
Date: Tuesday, February 09, 2021 11:55:54 AM

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Commissioners & Staff:

Thank you for not changing the zoning densities for our area.

Sent from my iPhone
Doug Carlson
4012 Bridle Trail Drive
John's Island, SC 29455
704-905-7352
dougcarlson@me.com

From: [Planning](#)
To: [Emily Pigott](#)
Subject: Fw: Sea island development zoning density restrictions
Date: Tuesday, February 09, 2021 1:01:57 PM

For your records.

From: Cynthia Brown <cbbrowncpa@gmail.com>
Sent: Tuesday, February 9, 2021 10:22 AM
To: Planning <Planning@charlestoncounty.org>
Subject: Re: Sea island development zoning density restrictions

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Thank you listening to our concerns. It is good to be heard.

Cindy Brown
Sea islands Charleston

> On Feb 5, 2021, at 10:36 AM, Cynthia Brown <cbbrowncpa@gmail.com> wrote:
>
> Dear Planning Commissioners
>
> Please restrict density of any development of R-4 zones on the Sea Islands to only 4du/ac. Or at least do not allow any increases to density restrictions until there are roads, schools and other infrastructures in place to support them. As you know, we have limited access to and regress from the islands and increased populations without infrastructure can present day to day issues not to mention in the event of an evacuation. It may also make sense to require the developers to provide the increased infrastructure to support their development which is effectively done in other locals.
>
> Our Sea Islands of Johns, Kiawah and Seabrook are at the end of a very long cul de sac which must be managed appropriately for healthy living. Please consider this request.
>
> Thank you
>
>
> Cynthia B Brown

From: [mfamilyo](#)
To: [CCPC](#)
Subject: Johns island zoning
Date: Tuesday, February 09, 2021 1:20:38 PM

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Thanks to the Commissioner and all staff involved in recent zoning ruling on Johns Island. Finally, a rational ruling for residents of Johns Island. I'm hardly an activist but more like many residents on the island have been in disbelief of the string of irresponsible decisions made related to zoning, planning, and permitting. I have begun attending meetings and writing letters for the first time in my life. I also have begun looking for property with the idea of leaving the home I love. I think I'll put this search on hold till I see if this is a one off or the first in a what I hope to be more thoughtful planning.

For now though I say thank you and well done.

Regards,

Michael Orris

2410 Andell way
Johns island

[Sent from the all new Aol app for iOS](#)

From: [W James Hough](#)
To: [CCPC](#)
Subject: Johns Island Zoning
Date: Tuesday, February 09, 2021 11:43:34 AM

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Thank you for listening to the Johns Island Community! I like the zoning as it is.
Jim Hough
Stonoview Drive

From: [Sarajane Dolinsky](#)
To: [CCPC](#)
Subject: Johns Island Zoning
Date: Tuesday, February 09, 2021 10:51:36 AM

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Dear Commissioners and Staffing Team,

Thank you so much for listening to the concerns of the citizens of the effected island communities in allowing the RR-3 and R-4 zoning densities to remain as they currently are in the Zoning and Land Development Regulations (ZLDR).

Your wise decisions are so very much appreciated by the residents of the possibly effected islands. You are to be collectively praised for responding to the communities concerns!

Sincerely,
Sarajane Dolinsky
Seabrook Island

From: mcbtobi@comcast.net
To: [CCPC](#)
Subject: Johns Island Zoning laws
Date: Tuesday, February 09, 2021 8:49:46 PM

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I wanted to thank you for listening and taking the residents of Johns Islands concerns over the proposed changes into consideration when making your decision. Thank you

Mary Bennett
Johns Island resident

From: [Wendy Williams](#)
To: [CCPC](#)
Subject: Thank you!
Date: Wednesday, February 10, 2021 7:20:48 AM

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Thanks to all of you for listening and hearing our voices on Johns Island!

Wendy Williams

From: [SHEILA QUIGLEY.](#)
To: [CCPC](#)
Subject: Thank you!
Date: Tuesday, February 09, 2021 3:54:25 PM

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Commissioners and Staff

Thank you very much for retaining the current housing density standards on Johns Island. It is gratifying when civic leaders listen to the voters!

Sheila Quigley

Sent from my iPad

From: [Denise Atwood](#)
To: [CCPC](#)
Subject: Thank you!
Date: Tuesday, February 09, 2021 11:51:21 AM

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Thank you to the Commissioner and staff of the Charleston County Planning Commission for taking up the concern of many Johns Island residents about overbuilding and zoning regulations.

Denise Atwood
1649 Emmets Road
Johns Island

From: [Caroline Tucker](#)
To: [CCPC](#)
Subject: Thank you!
Date: Tuesday, February 09, 2021 11:30:19 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Charleston County Planning Commissioner and Staff,

Thank you for honoring our requests for no changes to housing densities on Johns Island. This is appreciated beyond words!

Sincerely,
Caroline Tucker
1069 Pigeon Point
Johns Island SC

From: [Katharine C. Nevin](#)
To: [CCPC](#)
Subject: THANK YOU!
Date: Tuesday, February 09, 2021 9:39:26 AM

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Commissioner and Staff -

Thank you for listening to the community of Johns Island and voting to make NO CHANGE to housing densities on Johns Island!

Kate

KATE CALDWELL NEVIN, CAIA
TSWII
President / Portfolio Manager
kate@tswii.com
843.297.2463

From: [Buonanno, Bernard](#)
To: [CCPC](#)
Cc: [Buonanno, Bernard](#)
Subject: Thanks for your support!
Date: Wednesday, February 10, 2021 9:30:54 AM

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Good morning Commissioners and staff!

As a current resident on Johns Island, I know I speak for others to thank you that there'll be no changes to housing densities on Johns Island.

Sincerely,

Lisa and Bernie Buonanno

Bernard J. Buonanno, Jr.
Vice President, Customer Solutions
c: 202.258.5799
601 e street nw, washington, dc 20004
aarp.services.com

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From: [Marie-Helene Grabman](#)
To: [CCPC](#)
Subject: Density on Johns Island
Date: Wednesday, February 10, 2021 11:15:52 AM

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Thank you for listening to the Johns Island community to not change the density to add more congestion on the island!

Marie-Helene and Mike Grabman, Seabrook Island

www.scissorcutter.com

scissorcutter@yahoo.com

From: [Rhonda Douglas](#)
To: [CCPC](#)
Subject: Thank you
Date: Wednesday, February 10, 2021 10:10:31 AM

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Thank you for standing firm on the in-place zoning for Johns Island earlier this week.

There are very few special places left near large cities: Johns Island is still one of them. I'm in real estate and should be all for continued building, but I put my community before myself and short term gains for me.

Thank you,

Rhonda Douglas
Real Estate Agent
125-F Wappoo Creek Drive
Charleston, SC 29412
(O) 843.795.8011
(C) 843.718.2450



From: [Susan McLaughlin](#)
To: [CCPC](#)
Subject: Thank You
Date: Wednesday, February 10, 2021 5:46:09 AM

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I am a Johns Island resident and am writing to thank you for maintaining the current zoning density here. We love our rural paradise. While it is inevitable most of this land will eventually be sold and developed, those of us who have lived here a long time want to see some of that rural charm preserved. Lower density is a step in the right direction.

Susan McLaughlin
3061 Baywood Drive
Johns Island, SC 29455

Sent from my iPad

From: [Jeff Kravis](#)
To: [CCPC](#)
Subject: Zoning on Johns Island
Date: Wednesday, February 10, 2021 11:43:56 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Thank you so much for keeping the zoning densities on Johns Island, specifically the RR-3 and R-4 zoning, as they are currently.

Sincerely, Jeff and Liza Kravis

Sent from [Mail](#) for Windows 10

From: [Sue Myrick](#)
To: [CCPC](#)
Subject: Johns Island
Date: Wednesday, February 10, 2021 4:13:52 PM

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Dear Commissioners:

Thank you for not increasing the density of Buildings on Johns Island. Flooding is a terrible issue already, and this would have increased it.

Sincerely,

Sue Myrick, resident

From: [Steve Green](#)
To: [CCPC](#)
Subject: No Zoning changes on Johns Island
Date: Wednesday, February 10, 2021 2:39:54 PM

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Dear Planning Commission,

Thank you for agreeing that there will be no changes to housing densities on Johns Island. Specifically, the RR-3 and R-4 zoning densities will remain as they currently are in the Zoning and Land Development Regulations (ZLDR).

We appreciate you listening to the residents of Johns Island!

Sincerely,
Steve Green
2156 River Rd.
Johns Island

From: [Annie Acree](#)
To: [CCPC](#)
Subject: Thank you so much from a Johns island resident!
Date: Wednesday, February 10, 2021 12:26:11 PM

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Dear Commissioners and Planning staff,
We wanted to thank you so much for the vote to disapprove increasing the densities on John's Island and to discount wetlands in acreage.
Thank you so much for helping to preserve the ecology and rural feeling of Johns Island!
Sincerely,
Annie and Chris Acree
3622 Berryhill Road
Johns Island

[Sent from Yahoo Mail on Android](#)

From: [Susan Trupp](#)
To: [CCPC](#)
Subject: Johns Island
Date: Tuesday, February 09, 2021 4:48:17 PM

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Thank you all for considering our requests! And thank you for the wonderful results of your decision to keep the Island more as it naturally is! Values will also keep rising and stay beautiful!

Susan

From: [Walt Miller](#)
To: [CCPC](#)
Subject: Johns Island
Date: Tuesday, February 09, 2021 9:20:51 AM

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Thank you for not increasing the housing density on the island. Please continue to do that. Our infrastructure is already way overburdened.

Walt Miller
875 River Road

From: [Joan Klein](#)
To: [CCPC](#)
Subject: Johns Island
Date: Tuesday, February 09, 2021 8:15:45 AM

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How grateful I am that the committee decided to help us keep Johns Island as we know it. Your consideration and hard work in this matter is greatly appreciated!

Joan Klein
1538 Royal Colony Rd, Johns Island, SC 29455

From: [Janet Gorski](#)
To: [CCPC](#)
Subject: Proposed zoning density change
Date: Thursday, February 11, 2021 10:13:26 AM

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Thank you all very much for reviewing and listening to the many comments from residents of Johns Island. I very much appreciate you all taking our comments and suggestions to heart and not approving the proposed density changes. Personally, I welcome others to our little piece of paradise but the environment and ecology of this area is very fragile. We need to conduct expansion in a way that will not adversely impact the very aspects of this community which make it so appealing. Thank you again for your efforts.

Janet Gorski
3212 Seabrook Island Rd, Johns Island, SC 29455

--
Janet Gorski
843-768-9407

From: [Richard](#)
To: [CCPC](#)
Subject: Upzoning
Date: Thursday, February 11, 2021 1:06:03 AM

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Thanks to the committee members for declining to approve housing density increase on John's island.

Just curious. How long will this current decision be in effect?

Thank you.

Richard Wagner, Seabrook Island

Sent from my iPhone

From: [VICTORIA AGRESTA](#)
To: [CCPC](#)
Subject: John's Island Density Decision in Zoning
Date: Friday, February 12, 2021 6:43:45 AM

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Dear Sir or Madam,

I want to take a quick moment to thank you for upholding zoning restrictions regarding density on John's Island. It has been a critical issue for our environment, limited infrastructure and quality of life.

My good Charlestonian mother is certainly smiling from above! This was a matter dear to her heart and this acorn has not fallen far from the oak.

I believe that your decision was wise and will ensure a happier ecosystem and population for years to come.

Appreciatively,

Victoria Agresta-Little

From: [Nancy Harold](#)
To: [CCPC](#)
Subject: Johns Island housing densities
Date: Wednesday, February 17, 2021 6:41:29 AM

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Thank you for listening to the residents of Johns Island!
We appreciate it.

The Harold Family

From: [joanne.gallivan](#)
To: [CCPC](#)
Subject: Johns island housing densities
Date: Tuesday, February 09, 2021 5:47:48 PM

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Thank you for not increasing the housing density on Johns Island!

Sent from my iPad

From: [chad_rouse](#)
To: [CCPC](#)
Subject: Johns Island Housing Densities
Date: Tuesday, February 09, 2021 11:45:01 AM

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Hello,

I just heard that there will be no changes to the housing densities or upzoning on Johns Island. I would like to thank you all for listening to the community on Johns Island and thinking about our future. Thank you again.

Kind regards,

Chad Rouse

2866 Maritime Forest Dr.

Johns Island, SC 29455

From: [Glenda Miller](#)
To: [CCPC](#)
Subject: Johns Island Zoning Change Requests
Date: Thursday, February 25, 2021 10:42:05 AM

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Dear Commissioners,

Although I support most of the proposed changes to the ZLDR that you will be considering at your January 11, Planning Commission meeting, there are two proposed changes that greatly concern me. These changes are the density increases proposed for the RR-3 and R-4 zoning districts.

Approval of these changes would allow more than 8,000 new homes on Johns Island with an additional 1,000 new dwellings on Seabrook Island near Freshfields Village!

Our island has a significant amount of wetlands, sits at a low elevation and, and has significant issues with water events including floods, storm surges, and the effects of rising sea levels.

Any zoning change that allows for an 8,000 increase in the number of allowed houses, should be a non-starter. A review of the Dutch Dialogs and supporting documents should be sufficiently convincing.

I, therefore, respectfully request that you vote to disapprove the RR-3 and R-4 proposed zoning changes.

*Sincerely,
Glenda*

Glenda L. Miller
3377 Cottage Plantation Road
Johns Island, SC 29455
843.259-1396
glenda72miller@comcast.net

Sent from [Mail](#) for Windows 10

From: [Donna Reinbolt](#)
To: [Planning](#); [CCPC](#)
Subject: Sea Islands and Revised Proposal to Increase Density for Property Zoned R-4
Date: Saturday, February 20, 2021 7:18:51 PM

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Ladies and Gentlemen:

Thank you for your continued service on behalf of the constituents of Charleston County.

It is my understanding that at the County Planning Commission January 11, 2021 meeting you discussed proposed changes to the County Zoning and Land Development Regulations. As a result of the meeting, Planning and Zoning staff were asked to reconsider proposed changes to R-4 zoning which would allow increases in the R-4 Zoning District density for properties located in the Urban/Suburban Areas except those located adjacent to the Urban Growth Boundary and on the Sea Islands, which should maintain the current density of 4du/ac, if feasible.

It is further my understanding that Planning and Zoning staff presented its revised proposal on February 8th and that the revised proposal does not expressly except properties on the Sea Islands from the increases.

In that regard, I respectfully request that Planning and Zoning staff and members of the Committee include language that expressly excepts properties on the Sea Islands from increases in the R-4 Zoning District.

Thank you for your time and your consideration.

Donna Reinbolt, JD
3559 Seaview Dr.
Seabrook Island, SC 29455

From: [Christine](#)
To: [CCPC](#)
Subject: Restrict Zoning Seabrook area
Date: Tuesday, February 16, 2021 8:12:16 PM

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Good evening,

I am a homeowner on Seabrook Island and I am writing to share my concerns about the zoning build out proposed around Seabrook/Kiawah. I am opposed to the build out. The beauty and draw for Seabrook and Kiawah is the natural beauty and serenity. When one does want that experience they consider North Carolina, Myrtle Beach or Hilton Head. Why would we give away our draw to become like everyone else. We have a beautiful unique gem, we need to preserve that.

Thank you for the consideration.

Christine Pavalon
Vice President RingCentral
331-645-5473

From: [Connie Walpole](#)
To: [CCPC](#)
Cc: cpwalpole@gmail.com
Subject: [***Low Priority***] Upzoning
Date: Tuesday, February 16, 2021 12:02:52 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Were any of you living here on the island during Hurricane Hugo and the other major ones we've had since? You are inviting disaster. The older residents have been warning of the overcapacity building continuing on the island without the proper infrastructure built first to accommodate anymore traffic from new developments. The new bridges and roads we have now were built under pressure from Kiawah and Seabrook to accommodate their guests and golf tournaments which is fine. BUT No one seems to be able to find the money for the long time residents that live along the dangerous curves on River Road that have asked for this for years. The county needs to expand lanes and remove dangerous trees on the existing roads to allow residents to evacuate quickly and safely during a major storm. I hope we can save the beautiful old oaks along this road like my other neighbors but the new developments on this more has made the car count go up 100% ! We need to be proactive not reactive about developing the best and safest roads FIRST before we build more homes the island. We also have major flooding issues on the lowest parts of the island that new residents have no idea about when they buy. During Hugo I sat in traffic for hours just trying to get OFF the island with two young children. It was scary. It's not a matter of IF another major storm and flood might happen it's a question of when. Everyone knows the opposition comes from realtors and developers who stand to make the most money , NOT about preserving our island heritage or quality of life you hope to find living on a beautiful Sea Island. This kind of development is NOT smart planning and is quickly destroying the last bit of natural beauty here that so many people love. Not everyone can live here if you want to persevere it and enjoy the quality of life you want your family to have. What use to be a fifteen minute drive into Charleston in the 1980 now takes me an hour or more depending on the traffic to and from the island. This kind of island is becoming more and more endangered. Please, cap the development on John's Island NOW before it's too late and gone for good! We can't go back. Leave something for future generations to enjoy!

Respectfully, Connie Walpole

Fourth generation of family
that have farmed and raised
family here.

Sent from my iPhone

From: [Leigh Cobb](#)
To: [CCPC](#)
Subject: Changes to the Zoning and Land Development Regulations (ZLDR)
Date: Monday, February 08, 2021 11:55:23 AM

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Dear Commissioners:

We would like to commend the following changes that were made in the latest Planning Commission package:

- Eliminating any changes to RR-3 zoning
- Modifying density calculations to eliminate wetlands and OCRM critical line.

However, we urge you not to make changes to the R-4 zoning at this time. While we applaud the proposed elimination of changes to R-4 zoning outside the Urban Growth Boundary (UGB) and inside the UGB when the property is adjacent to the UGB, it is premature to move forward with the proposed upzoning of R-4 within the UGB.

We need to anticipate the County's adoption of the Dutch Dialogues recommendations, including elevation-based developments. Implementation of the recommendations will result in fewer houses allowed in areas prone to water events, such as floods, storm surges, rising sea levels and compound flooding. Any changes in county-wide density should only be done in conjunction with the adoption of the Dutch Dialogues recommendations--where the reduction in densities in one area (lowlands) could be offset by increases in densities elsewhere (highlands).

Furthermore, the addition of thousands of additional houses to Johns Island and unincorporated Seabrook Island cannot be undertaken without a thorough consideration of the impact on traffic and public transportation options.

Finally, we support the use of conservation subdivisions. However, the conserved land in conservation subdivisions should not be allowed to be wetlands. Developers should not be allowed to obtain a density bonus for not building on unbuildable land.

Thank you for your consideration.

Sincerely,

Ty and Leigh Cobb
2 Ocean Course Drive
Kiawah Island, SC 29455

From: [Planning](#)
To: [Emily Pigott](#)
Subject: Fw: Opposed to zoning change for Kiawah Seabrook are.
Date: Monday, February 08, 2021 9:48:16 AM

From: KATHLEEN MAHER <eksdmaher@aol.com>
Sent: Saturday, February 6, 2021 6:52 AM
To: Planning <Planning@charlestoncounty.org>
Subject: Opposed to zoning change for Kiawah Seabrook are.

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

The density of population already increasing on Johns Island is not in the best interest of the residents or the environment. The roads and other infrastructure concerns make this a bad idea not to leave zoning as is and lessen the ability to build. Evacuation, as is, with current population and roads is a nightmare to think about.

Cancel and change in zoning affecting Seabrook Kiawah lots being considered.

Thank you.

Kathy and Ed Maher
3315 Seabrook Island Road
Johns Island, SC 29455

Sent from my iPad

From: [Pam Skinner](#)
To: [CCPC](#); [Joel Evans](#); [Andrea Melocik](#)
Cc: [Kelly Skinner](#)
Subject: R-4 Zoning District Comments for Feb 08 2021 Planning Commission
Date: Monday, February 08, 2021 12:21:46 AM
Attachments: [CCPC R-4 Zoning District Feb 08 2021.pdf](#)

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Please see attached for our comments for the Feb 08, 2021 Planning Commission discussion re the proposed R-4 zoning district density change.

Best,
Pam

From: [Kent Griffin](#)
To: [CCPC](#)
Subject: Charleston County ZLDR Changes
Date: Friday, February 05, 2021 4:52:06 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

PLEASE do not upzone density in the Sea Islands.

It's irresponsible to do so, given the infrastructure that is already at max capacity.

From: [Unwind Duo](#)
To: [CCPC](#)
Subject: Changes to the Zoning and Land Development Regulation
Date: Friday, February 05, 2021 4:40:51 PM

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Dear Planning Commission,

I oppose the changes to the Zoning and Land Development Regulations Ordinance.

All upzoning on the Sea Islands must be stopped.

I oppose the increase of R-4 from 4 houses per acre to 6 houses per acre.

Your proposed zone changes promote rural and urban/suburban development against the Charleston County Comprehensive Plan.

Do the right thing and reject the proposed zoning changes and instead continue the policy of no increases of the density outside the Urban Growth Boundary (UGB) and Sea Islands.

Thank you,
Helen Greenfield

From: [Steve Green](#)
To: [CCPC](#)
Subject: Changes to the Zoning and Land Development Regulations Ordinance
Date: Friday, February 05, 2021 4:35:44 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Dear Planning Commission,

I oppose the changes to the Zoning and Land Development Regulations Ordinance.

All upzoning on the Sea Islands must be stopped.

I oppose the increase of R-4 from 4 houses per acre to 6 houses per acre.

Your proposed zone changes promote rural and urban/suburban development that goes against the Charleston County Comprehensive Plan.

Do the right thing and reject the proposed zoning changes and instead continue the policy of no increases of the density outside the Urban Growth Boundary (UGB) and Sea Islands.

Thank you,
Steve Green

From: [Planning](#)
To: [Emily Pigott](#)
Subject: Fw: Storage buildings
Date: Friday, February 05, 2021 4:33:51 PM

Emily,

I see this person is from Seabrook...not sure if it has to do with the other emails or not...wanted to share just in case...

Joyce

From: Phyllis <pmikula@comcast.net>
Sent: Friday, February 5, 2021 3:10 PM
To: Planning <Planning@charlestoncounty.org>
Subject: Storage buildings

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Sent from my iPad pmikula@comcast.net

How can we stop all the storage units being built on Johns Island? Why can't we be treated like Mt Pleasant? Nice restaurant, sport bar, clean roads, beautification of our area on Johns Island. Do not put us as second class citizens. We deserve better then we are getting from you.

Phyllis&Al Mikula
Seabrook Island.

From: [Laura DiLella](#)
To: [CCPC](#)
Subject: 445 Betsy Kerrison Parkway rezoning
Date: Tuesday, March 09, 2021 6:32:14 PM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

For lots of reasons this is wrong. More traffic, safety issues, devaluation of property. We are not Hilton Head or Myrtle Beach. Single family homes, community garden/farm would be much better use of this property. Please do not allow this to happen. We are counting on you to make the right decision. We do not need a Putt PuttGolf course.

Laura DiLella
Kiawah Island

From: [Watson, Pamela](#)
To: [CCPC](#)
Subject: Rezoning Request Sea Island Golf - Opposed
Date: Tuesday, March 09, 2021 8:54:35 AM

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Dear County Council,

I write to you, as a permanent full-time resident on Kiawah, to express my strong opposition to the proposed zoning development at 4455 Betsy Kerrison. I echo my neighbors who are concerned about the environmental impact to a very sensitive ecosystem, the traffic concerns and the overall commercial impact.

I am not convinced this facility is the best use of the land. The reasoning behind the Single family residential zoning makes good sense. The plan that was presented to develop a recreation facility does not adequately address the issues that comes along with a commercial zoning designation.

Moreover, its not clear to me that the business case presents a viable long term business. It would be devastating to make a controversial zoning decision in favor of a business that would find challenging footing and likely not survive. The reality is even after the flexibility during the pandemic for people to work remotely, the off season in Kiawah is still extremely quiet. Furthermore, a survey showed that 90% of 1000 Kiawah residents surveyed opposed the development (and much of the opposition is passionate). Additionally, a mini golf facility represents an experience- one that consumers will only utilize sparingly--it is not a doctor, grocery store, pharmacy or even a gym. At most the people supporting it would go three times a year. So the reality is that you have a business who has to overcome extremely inconsistent demand and passionate opposition. This gamble on a recreational facility does not seem like one worth taking.

The delicate ecosystem of the barrier islands should never be put at risk for a business that does not seem viable. I fully support creating more economic opportunities for those living on the barrier islands but this proposal puts far too much at risk. As a Council you clearly have the expertise to make a decision based on fact, reality and your experience.

Thanks for all that you do,

Pamela Watson

4175 Summer Duck Way

Pamela C. Watson

Principal, Corporate Development
Promontory Financial Group, an IBM Company

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From: [Richard Mortara](#)
To: [CCPC](#)
Subject: Sea Island Golf Planned Development
Date: Tuesday, March 09, 2021 7:28:27 AM

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To whom ever it concerns,

I would like to oppose the Development at 4455 Betsy Kerrison Parkway- Sea Island Golf
My opposition is that the location is not in keeping of the atmosphere that has been created by Freshfields , the administrative building and the Island of Kiawah or the surrounding golf course.

Thank you

Dr Richard Mortara

21 Arrowhead Hall

John's Island SC 29455

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Sent from Gmail Mobile

From: [Charlie and Sue Hodges](#)
To: [CCPC](#)
Subject: Re: PID 204-00-00-025 (4455 Betsy Kerrison Parkway, 29455)
Date: Thursday, March 25, 2021 11:35:24 AM

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To whom It May Concern,

My husband and I have been residents of Seabrook Island for 22 years. We support the request of a change in zoning for 4455 Betsy Kerrison Parkway from R-4 to a PUD for the development of a miniature golf facility for outdoor recreation and food sales.

After reviewing the 1200 plus page application, we are confident that the development will be in good taste, and will add to the amenities of the surrounding communities.

Thank you for your consideration of this matter.

Sincerely,

Sue and Charles Hodges

2655 Gnarled Pine

Seabrook Island, SC 29455

410-409-8851

Sent from my iPad

From: [Lisa-ann Moyer](#)
To: [CCPC](#)
Subject: Rezoning request
Date: Tuesday, March 09, 2021 9:25:42 AM

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Good morning

Yesterday the County planning commission denied the proposed rezoning request for Sea Island Golf. It was very obvious this was a planned decision and they had really no interest in listening to anyone in favor of this project. There has been a very vocal concerted effort by a small group of people that have done nothing more than bully and shout their opposition. There are many residents who support this effort and welcome the addition to this on the island. I urge you to please take the time to look at the proposed development. It is not at all what these people are claiming and will fit in well with the low key surroundings. It will benefit residents and visitors alike and we are all looking forward to this opportunity. Please approve this request. It's really not fair that they are just being shut down without anyone looking at the real facts.

Thank you
Mrs. Lisa Moyer

Sent from my iPhone

From: pluegerd@gmail.com
To: [CCPC](#)
Subject: Miniature golf
Date: Tuesday, March 09, 2021 7:27:18 AM

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Please continue to consider the approval of the miniature golf development. We feel this would be a wonderful asset to the community and family friendly. This would be a much better addition than multifamily and more residential which would add so much more constant traffic in the area. Thank you very much.

Donna Plueger